

KEY MAP

TORONTO GREEN STANDARD TEMPLATE VERSION 3.0				
Mid to High Rise Residential and all New Non-Residential Development				BLOCK C
GENERAL PROJECT DESCRIPTION				PROPOSED
Total Gross Floor Area				40,963
Breakdown of Project Components (m ²):				
Residential	37,333	37,333	100%	
Retail	3,630	3,630	100%	
Commercial	0	0	0%	
Industrial	0	0	0%	
Institutional / Other (Community, Go Station)	0	0	0%	
Total Number of Units (residential only)	555	555	100%	
SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS				
AUTOMOBILE INFRASTRUCTURE				
Number of Parking Spaces	299	408	137%	
Number of parking spaces dedicated for priority LEV parking	110	110	0%	
Number of parking spaces with EVSE (20% of Proposed)	60	82		
CYCLING INFRASTRUCTURE				
Number of long term bicycle parking spaces (residential)	378	538	142%	
Number of long term bicycle parking spaces (all other uses)	8	16	200%	
Number of long term bicycle parking spaces (all uses) located on:				
a) first storey of building	0	0		
b) second storey of building	0	0		
c) first level below-ground (% indicates floor area occupied by bicycle parking)	334	334	6%	
d) second level below-ground	204	204		
e) other levels below-ground	0	0		
Number of short term bicycle parking spaces (residential)	39	52	133%	
Number of short term bicycle parking spaces (all other uses)	14	40	286%	
Number of male shower and change facilities (non-residential)	0	0		
Number of female shower and change facilities (non-residential)	0	0		
TREE PLANTING & SOIL VOLUME				
Total Soil Volume (40% of the site area = 66m ² x 30m ³)	1331	630	62%	

TORONTO GREEN STANDARD TEMPLATE VERSION 3.0				
Mid to High Rise Residential and all New Non-Residential Development				BLOCK G
GENERAL PROJECT DESCRIPTION				PROPOSED
Total Gross Floor Area				46,344
Breakdown of Project Components (m ²):				
Residential	43,331	43,331	100%	
Retail	3,013	3,013	100%	
Commercial	0	0	0%	
Industrial	0	0	0%	
Institutional / Other (Community, Go Station)	0	0	0%	
Total Number of Units (residential only)	669	669	100%	
SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS				
AUTOMOBILE INFRASTRUCTURE				
Number of Parking Spaces	351	454	129%	
Number of parking spaces dedicated for priority LEV parking	103	103	0%	
Number of parking spaces with EVSE (20% of Proposed)	71	91		
CYCLING INFRASTRUCTURE				
Number of long term bicycle parking spaces (residential)	455	640	141%	
Number of long term bicycle parking spaces (all other uses)	7	7	100%	
Number of long term bicycle parking spaces (all uses) located on:				
a) first storey of building	0	0		
b) second storey of building	0	0		
c) first level below-ground (% indicates floor area occupied by bicycle parking)	476	476	5%	
d) second level below-ground	164	164		
e) other levels below-ground	0	0		
Number of short term bicycle parking spaces (residential)	47	50	106%	
Number of short term bicycle parking spaces (all other uses)	13	40	308%	
Number of male shower and change facilities (non-residential)	0	0		
Number of female shower and change facilities (non-residential)	0	0		
TREE PLANTING & SOIL VOLUME				
Total Soil Volume (40% of the site area = 66m ² x 30m ³)	1595	2145	134%	

SITE STATISTICS		BLOCK B,C,G		
		sm	sf	
BLOCK SITE AREA		22,407.15	241,188	
B		6,312.37	67,946	
C		7,231.39	78,807	
G		8,773.38	94,436	
RESIDENTIAL GFA		112,598	1,211,994	
B		31,934	343,734	
C		37,333	401,849	
G		43,331	466,411	
RETAIL GFA		8,718	93,840	
B		2,075	22,335	
C		3,630	39,073	
G		3,013	32,432	
TOTAL GFA		121,316	1,305,833	
<i>(GFA definition per City of Toronto 569: 2013 Bylaw)</i>				
B		34,009	366,069	
C		40,963	440,922	
G		46,344	498,842	
FSI		5.41		
B		5.39		
C		5.59		
G		5.28		
LOT COVERAGE		14,260	153,498	
B		3,903	42,012	
C		6,073	65,373	
G		4,284	46,113	
LANDSCAPING		7,534	81,100	
B		1,919	20,652	
C		990	10,656	
G		4,626	49,792	
UNIT COUNT				
	ST	380	380	TOTAL
		29	326	96
		5.8%	65.1%	19.2%
				100.0%
	ST	380	380	TOTAL
		29	365	105
		3.2%	65.8%	18.9%
				100.0%
	ST	380	380	TOTAL
		29	441	132
		4.3%	65.9%	19.7%
				100.0%
AMENITY Total req'd indoor/outdoor amenity min. 4sm/Unit				
INDOOR AMENITY	REQUIRED	PROPOSED	RATIO	
	sm	sf	m ² /sm ²	
B	1,002	10,785	10.785	2.00
C	1,110	11,948	11,948	2.00
G	1,338	14,402	14,402	2.00
OUTDOOR AMENITY min 2.0sm/Unit. Total indoor + outdoor amenity requirement of				
B	1,002	10,785	10,785	2.00
C	1,110	11,948	11,948	2.00
G	1,338	14,402	14,402	2.00
ESTABLISHED GRADE		m		
B		159.25		
C		158.60		
G		160.22		
HEIGHT		m	ft	
B		113.25	371.57	
C		101.45	332.86	
G		158.6	520.37	
VEHICLE PARKING				
		REQUIRED	PROPOSED	
residential	B+C+G	685	876	
commercial/visitor	B+C+G	227	286	
total	B+C+G	912	1162	
BICYCLE PARKING				
long term	B	346	488	
short term		46	94	
long term	C	386	554	
short term		53	92	
long term	G	462	647	
short term		60	90	
LOADING				
	TYPE	NUMBER OF SPACES		
B	G		1	
C	B		1	
C	G		1	
B	B		1	
G	G		1	
	B		1	

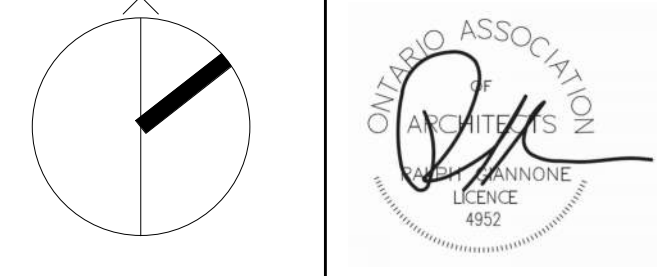
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- 4 RE-ISSUED FOR DRAFT SETTLEMENT 23-12-22
- 3 RE-ISSUED FOR ZBA/OPA 23-03-24
- 2 RE-ISSUED FOR ZBA/OPA 22-05-27
- 1 ISSUED FOR ZBA/OPA 20-10-05

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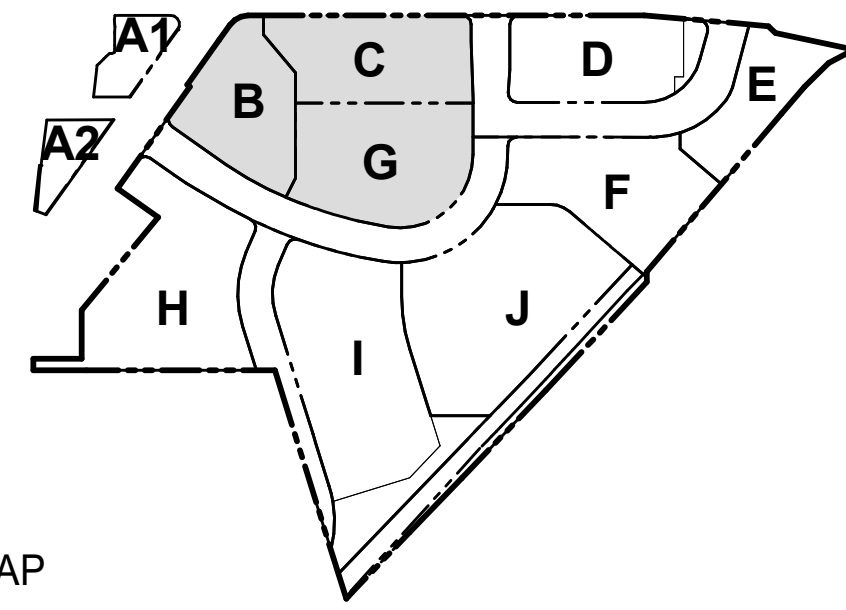
BLOCK B,C,G - ROOF SITE PLAN + STATS + TGS

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 PROJECT START DATE: 04/28/22
 PROJECT NO.: 19164
 SHEET NUMBER

BL BCG - A 0.01

TORONTO GREEN STANDARD TEMPLATE VERSION 3.0				
Mid to High Rise Residential and all New Non-Residential Development				BLOCK B
GENERAL PROJECT DESCRIPTION				PROPOSED
Total Gross Floor Area				34,009
Breakdown of Project Components (m ²):				
Residential	31,934	31,934	100%	
Retail	2,075	2,075	100%	
Commercial	0	0	0%	
Industrial	0	0	0%	
Institutional / Other (Community, Go Station)	0	0	0%	
Total Number of Units (residential only)	501	501	100%	
SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS				
AUTOMOBILE INFRASTRUCTURE				
Number of Parking Spaces	262	299	114%	
Number of parking spaces dedicated for priority LEV parking	37	37	0%	
Number of parking spaces with EVSE (20% of Proposed)	60	60		
CYCLING INFRASTRUCTURE				
Number of long term bicycle parking spaces (residential)	341	462	141%	
Number of long term bicycle parking spaces (all other uses)	5	6	120%	
Number of long term bicycle parking spaces (all uses) located on:				
a) first storey of building	0	0		
b) second storey of building	0	0		
c) first level below-ground (% indicates floor area occupied by bicycle parking)	334	334	4%	
d) second level below-ground	148	148		
e) other levels below-ground	0	0		
Number of short term bicycle parking spaces (residential)	38	48	133%	
Number of short term bicycle parking spaces (all other uses)	10	46	460%	
Number of male shower and change facilities (non-residential)	0	0		
Number of female shower and change facilities (non-residential)	0	0		
TREE PLANTING & SOIL VOLUME				
Total Soil Volume (40% of the site area = 66m ² x 30m ³)	1148	172	154%	

1 BUILDING B, C, G - ROOF SITE PLAN
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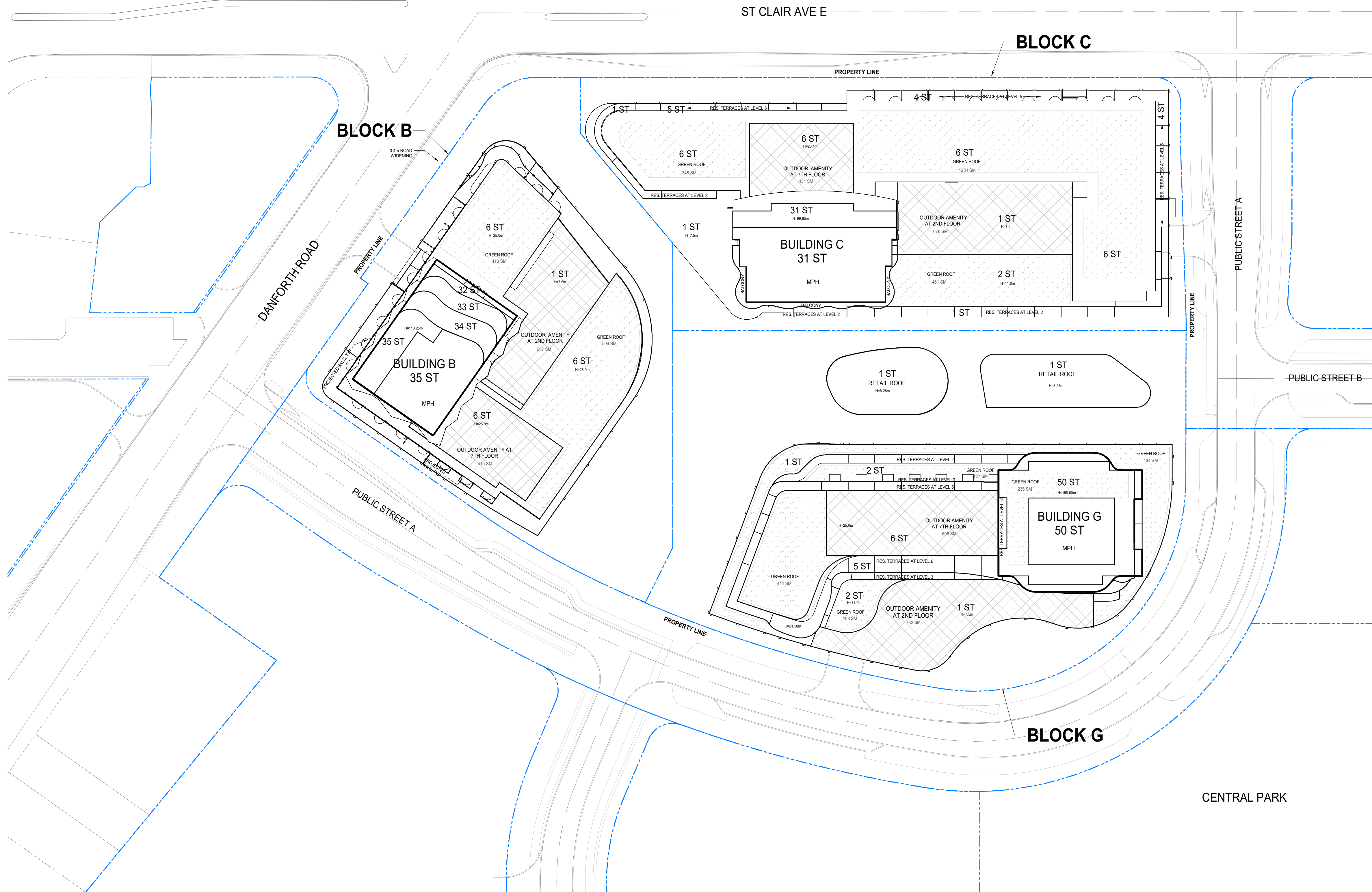
KEY MAP

Green Roof Statistics		BLOCK B	
GENERAL PROJECT DESCRIPTION		PROPOSED	
Gross Floor Area, as defined in Green Roof Bylaw (m2)		34,009	
Total Roof Area (m2)		3,910	
Area of Residential Private Terraces (m2)		494	
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		1,002	
Area of Renewable Energy Devices (m2)		0	
Tower(s) Roof Area with floor plate less than 750 m2		750	
Total Available Roof Space (m2)		1,674	
GREEN ROOF COVERAGE		REQUIRED	PROPOSED
Coverage of Available Roof Space (m2)		100%	1,004
Coverage of Available Roof Space (%)		60%	60%

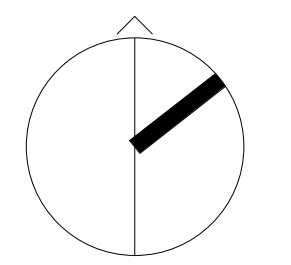
Green Roof Statistics		BLOCK C	
GENERAL PROJECT DESCRIPTION		PROPOSED	
Gross Floor Area, as defined in Green Roof Bylaw (m2)		40,963	
Total Roof Area (m2)		6,069	
Area of Residential Private Terraces (m2)		809	
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		1,110	
Area of Renewable Energy Devices (m2)		0	
Tower(s) Roof Area with floor plate less than 750 m2		750	
Total Available Roof Space (m2)		3,400	
GREEN ROOF COVERAGE		REQUIRED	PROPOSED
Coverage of Available Roof Space (m2)		2,040	2,040
Coverage of Available Roof Space (%)		60%	60%

Green Roof Statistics		BLOCK G	
GENERAL PROJECT DESCRIPTION		PROPOSED	
Gross Floor Area, as defined in Green Roof Bylaw (m2)		48,344	
Total Roof Area (m2)		4,254	
Area of Residential Private Terraces (m2)		723	
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		1,338	
Area of Renewable Energy Devices (m2)		0	
Tower(s) Roof Area with floor plate less than 750 m2		n/a	
Total Available Roof Space (m2)		2,193	
GREEN ROOF COVERAGE		REQUIRED	PROPOSED
Coverage of Available Roof Space (m2)		1,316	1,316
Coverage of Available Roof Space (%)		60%	60%

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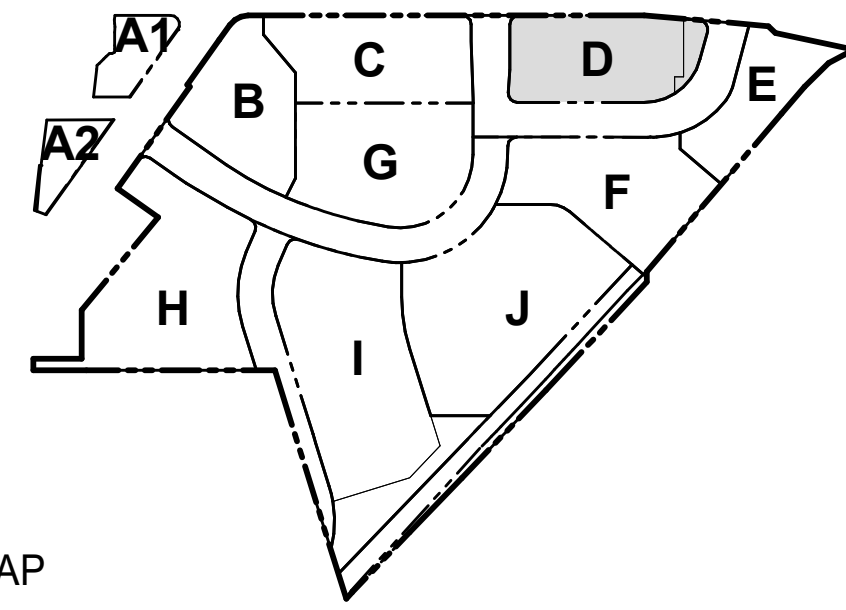
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Scarborough, Ontario

BLOCK B, C, G - ROOF PLAN

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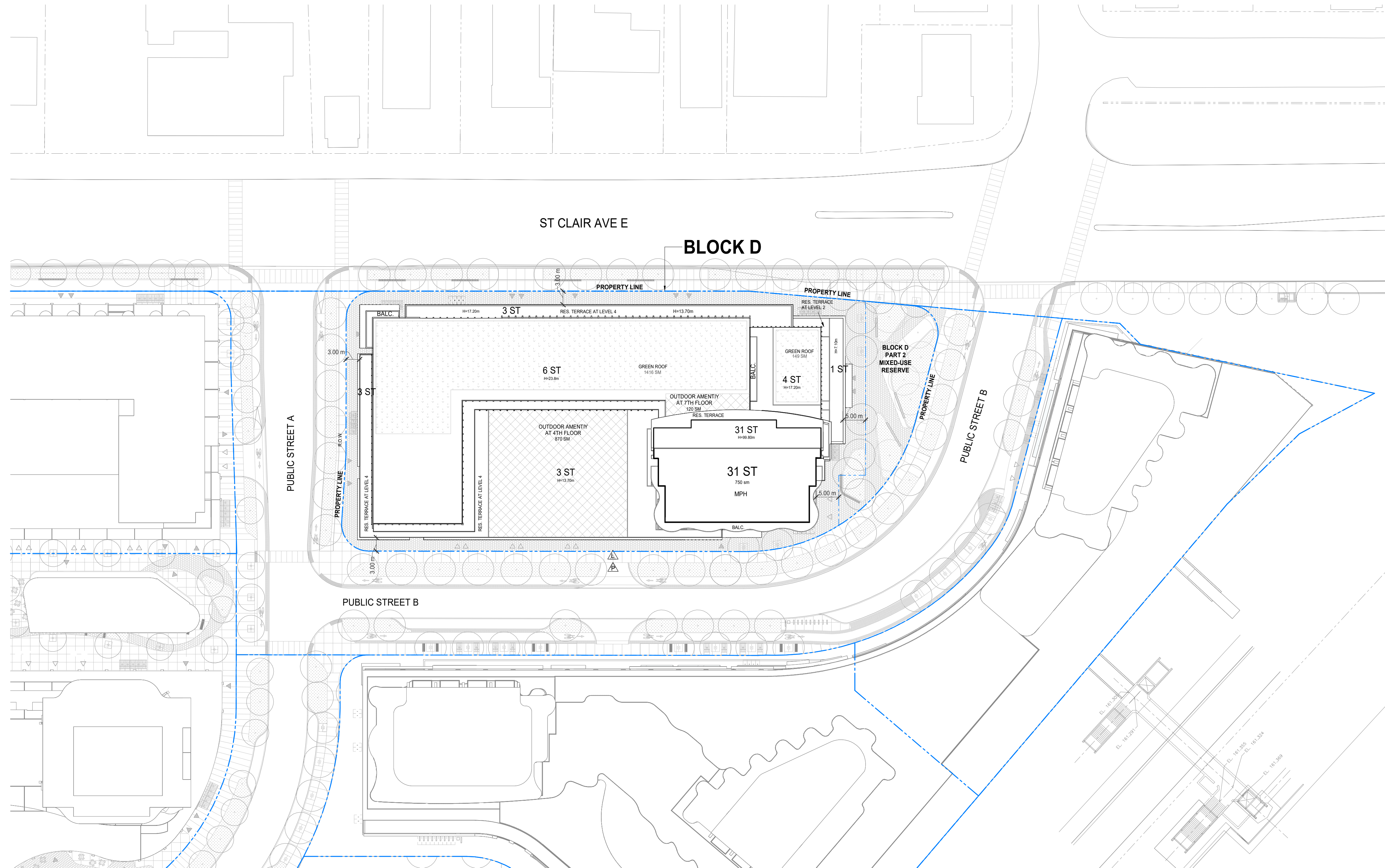
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KEY MAP

TORONTO GREEN STANDARD TEMPLATE VERSION 3.0		BLOCK D	
Mid to High Rise Residential and all New Non-Residential Development		PROPOSED	
GENERAL PROJECT DESCRIPTION		35,253	
Total Gross Floor Area		35,253	
Breakdown of Project Components (m ²):			
Residential	32,262		
Retail	2,991		
Commercial	0		
Industrial	0		
Institutional / Other (Community, Go Station)	0		
Total Number of Units (residential only)	495		
SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS			
AUTOMOBILE INFRASTRUCTURE			
Number of Parking Spaces	REQUIRED	PROPOSED	PROPOSED (%)
Number of parking spaces dedicated for priority LEV parking	54	54	122%
Number of parking spaces with EVSE (20% of Proposed)	50	60	0
CYCLING INFRASTRUCTURE			
Number of long term bicycle parking spaces (residential)	REQUIRED	PROPOSED	PROPOSED (%)
Number of long term bicycle parking spaces (all other uses)	337	518	154%
Number of long term bicycle parking spaces (all other uses)	4	16	400%
Number of long term bicycle parking spaces (all uses) located on:			
a) first storey of building		78	
b) second storey of building		135	
c) first level below-ground (% indicates floor area occupied by bicycle parking)		230	4%
d) second level below-ground		0	
e) other levels below-ground		0	
Number of short term bicycle parking spaces (residential)	35	54	154%
Number of short term bicycle parking spaces (all other uses)	11	24	218%
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	
TREE PLANTING & SOIL VOLUME	REQUIRED	PROPOSED	PROPOSED (%)
Total Soil Volume (40% of the site area = 66m ³ x 30m ³)	1272	2130	167%

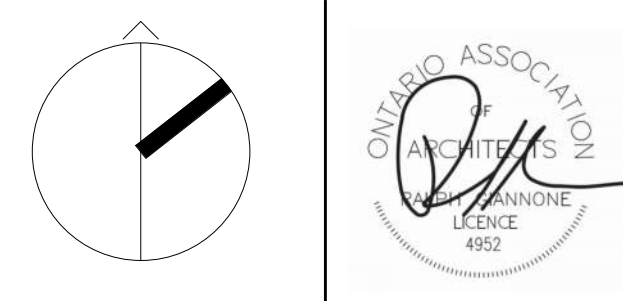
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SITE STATISTICS		BLOCK D	
BLOCK SITE AREA	sqm	6,997.97	75,325
BLOCK D SITE AREA	sqm	6,459.63	69,531
BLOCK SITE AREA (PART 1)	sqm	538.35	5,795
MIXED-USE RESERVE (PART 2)	sqm		
RESIDENTIAL GFA	sqm	32,262	347,265
RETAIL GFA	sqm	2,991	32,195
COMMUNITY GFA	sqm	0	0
TOTAL GFA	sqm	35,253	379,460
<i>(GFA definition per City of Toronto 568-2013 Bylaw)</i>			
FSI	sqm	5.04	
LOT COVERAGE	sqm	5,303	57,081
LANDSCAPING	sqm	1,695	18,245
UNIT COUNT			
	ST	180	380
		15	329
		3.0%	66.5%
			20.4%
			10.1%
			100.0%
<i>* 180s include five-work units</i>			
AMENITY	REQUIRED	PROPOSED	RATIO
Total req'd indoor+outdoor amenity	sqm	sqm	m ² /unit
INDOOR AMENITY	990	10,656	2.00
OUTDOOR AMENITY	990	10,656	2.00
<i>(see 2.0 Amenity, Total indoor + outdoor amenity requirement of 4sm/unit)</i>			
ESTABLISHED GRADE	m	162.05	
HEIGHT	m	99.8	327.44
VEHICLE PARKING	REQUIRED	PROPOSED	
residential	197	210	
commercial/visitor	49	90	
total	246	300	
BICYCLE PARKING			
long term	341	534	
short term	46	78	
total	387	612	
LOADING	TYPE	NUMBER OF SPACES	
	G	1	
	B	1	
<i>see Report by BA Group for further detail on parking and loading</i>			

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BLOCK D - ROOF SITE PLAN + STATS + TGS

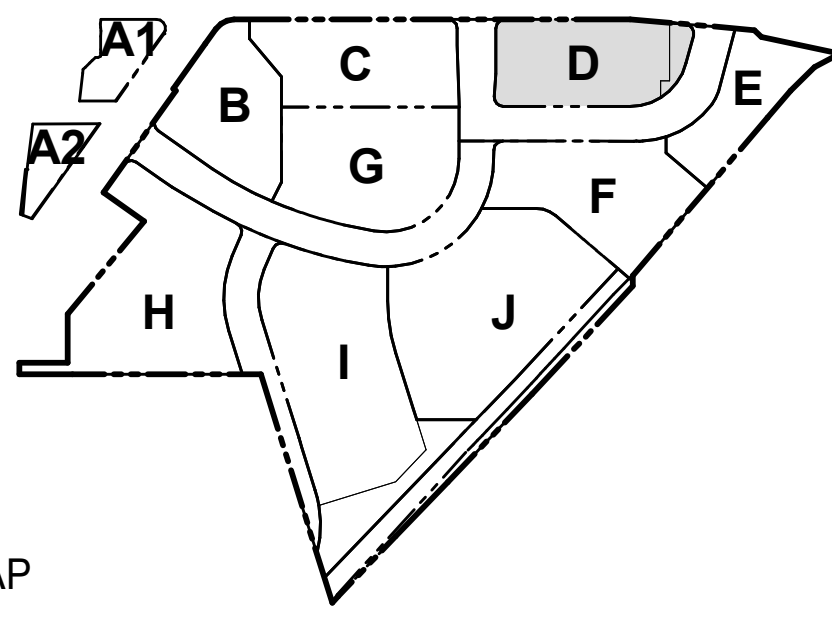
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1 BLOCK D - ROOF PLAN
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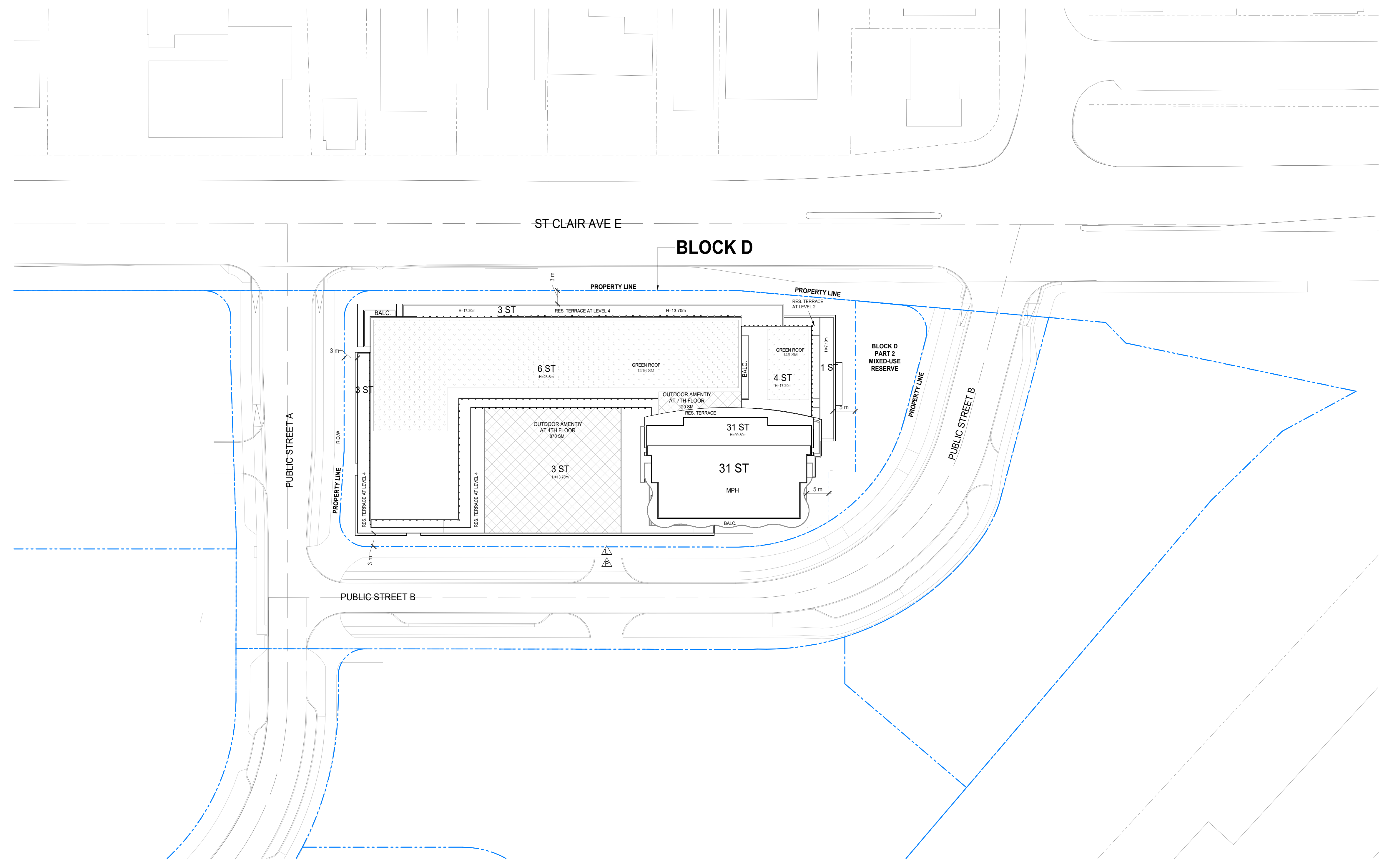
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KEY MAP

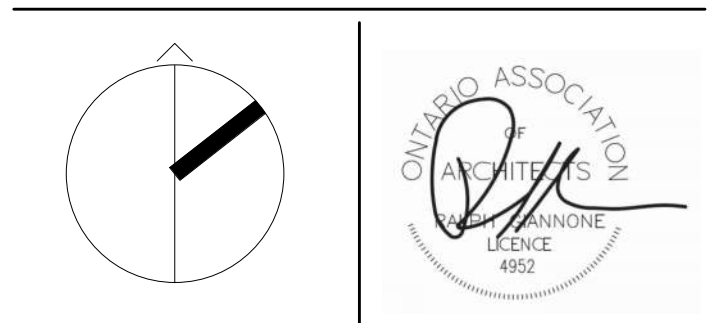
Green Roof Statistics		BLOCK D
GENERAL PROJECT DESCRIPTION		PROPOSED
Gross Floor Area, as defined in Green Roof Bylaw (m2)		35,253
Total Roof Area (m2)		5,370
Area of Residential Private Terraces (m2)		1,022
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		990
Area of Renewable Energy Devices (m2)		0
Tower(s) Roof Area with floor plate less than 750 m2		750
Total Available Roof Space (m2)		2,608
GREEN ROOF COVERAGE		REQUIRED PROPOSED
Coverage of Available Roof Space (m2)	1565	1,565
Coverage of Available Roof Space (%)	60%	60%

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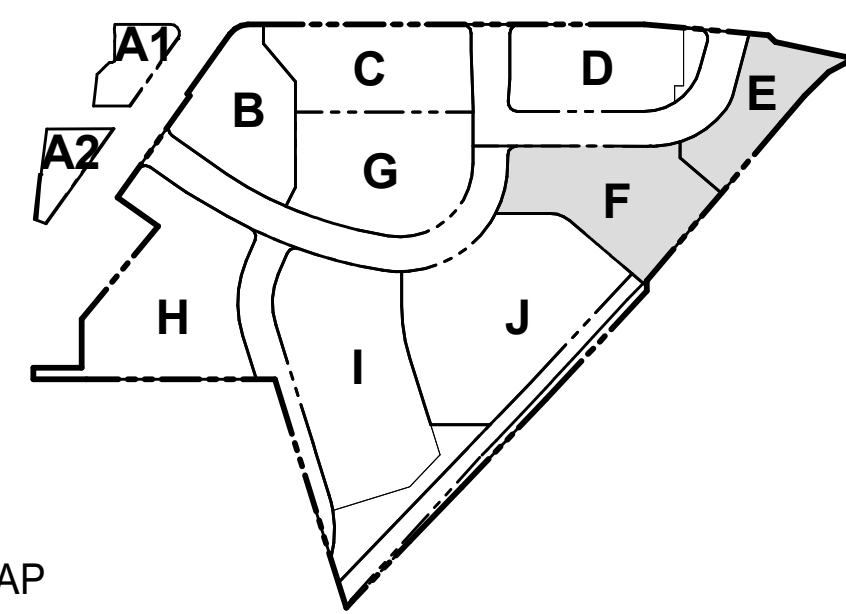
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BLOCK D - ROOF PLAN

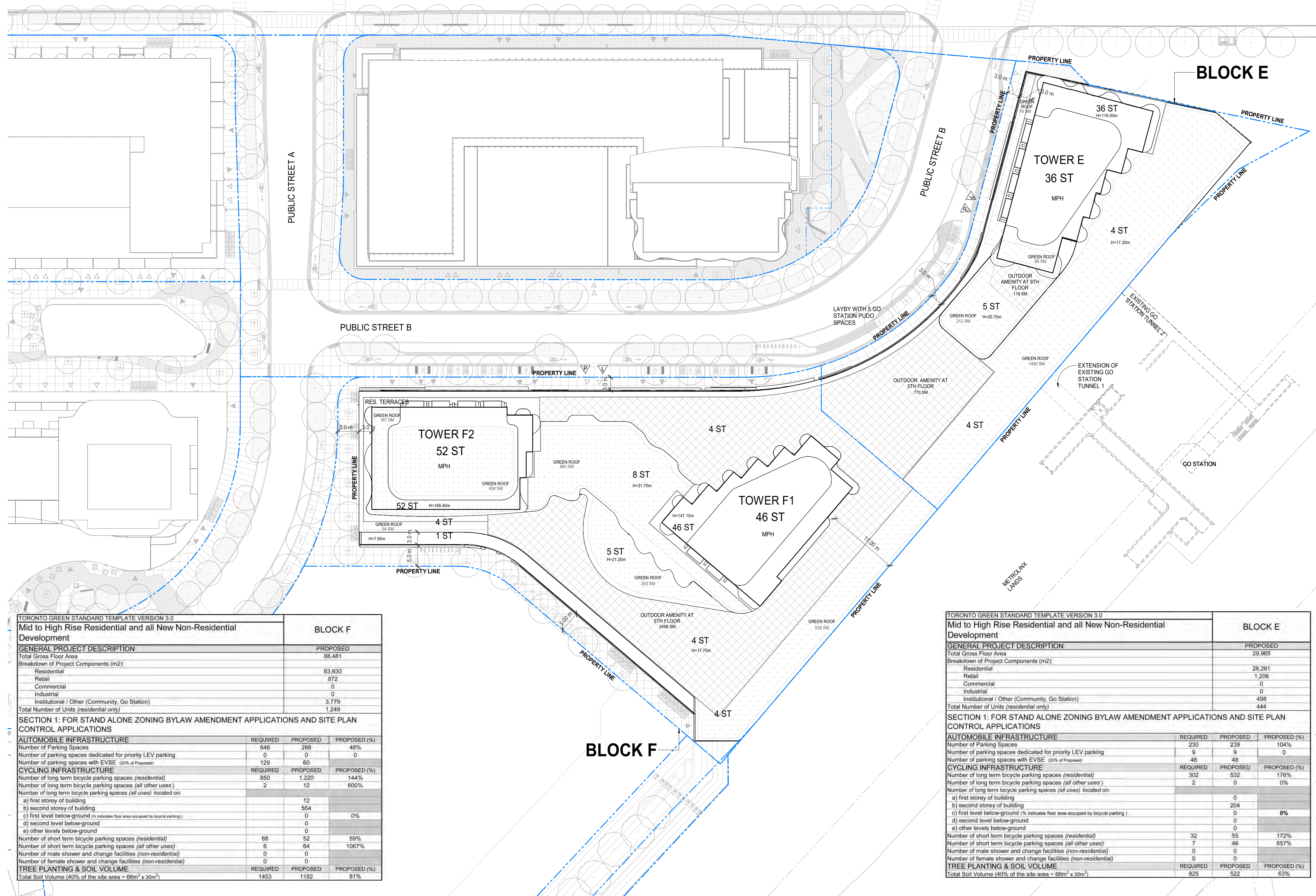
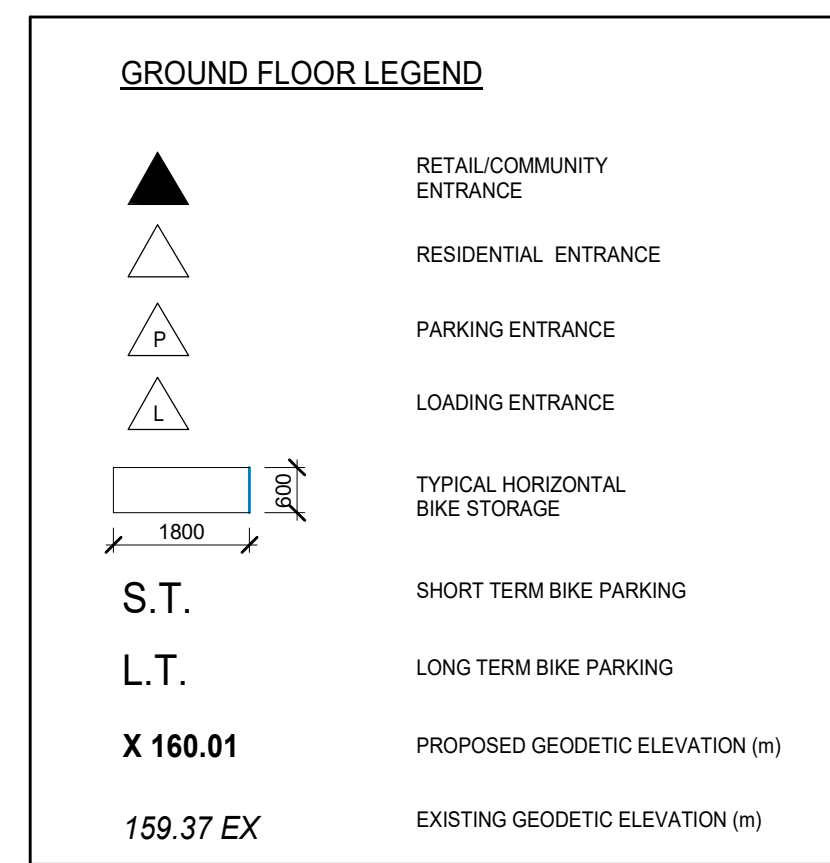
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1 BLOCK D - ROOF PLAN
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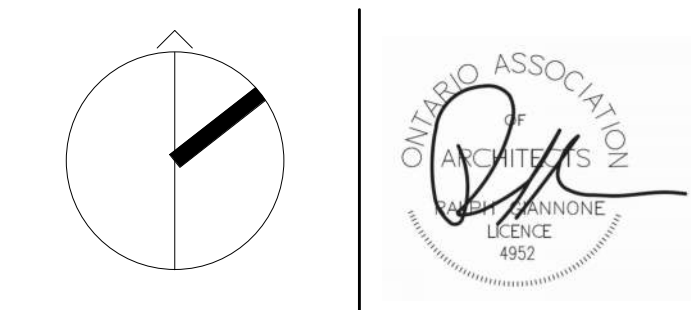


SITE STATISTICS		BLOCK E,F			
	sm	sm	sf		
BLOCK SITE AREA	12,529.85	134,870			
E	4,536.71	48,833			
F	7,993.14	86,037			
RESIDENTIAL GFA	112,091	1,206,536			
E	28,261	304,199			
F	83,830	902,338			
RETAIL GFA	2,078	22,367			
E	1,206	12,981			
F	872	9,386			
COMMUNITY GFA	3,912	42,108			
E	133	1,432			
F	3,779	40,677			
STATION GFA	365	3,929			
E	365	3,929			
F	0	0			
TOTAL GFA	118,446	1,274,941			
<i>(GFA definition per City of Toronto 569, 2013 Bylaw)</i>					
E	29,965	322,540			
F	88,481	952,401			
FSI		9.45			
E		6.61			
F		11.07			
LOT COVERAGE		10,768	115,906		
E		4,086	43,981		
F		6,682	71,924		
LANDSCAPING		1,762	18,964		
E		451	4,851		
F		1,311	14,113		
UNIT COUNT					
E	ST	180	280	380	TOTAL
		23	282	94	444
		5.2%	63.5%	21.2%	100.0%
F	ST	180	280	380	TOTAL
		75	799	250	1,249
		6.0%	64.0%	20.0%	100.0%
AMENITY	<i>Total req'd indoor+outdoor amenity: min. 4sm/unit</i>				
INDOOR AMENITY	REQUIRED	PROPOSED	RATIO		
	sm	sf	m ² /unit		
E	888	9,558	2.00		
F	2,498	26,888	2.00		
OUTDOOR AMENITY	<i>min 2.0m/unit: Total indoor + outdoor amenity requirement of 4sm/unit</i>				
E	888	9,558	2.00		
F	2,498	26,888	2.00		
ESTABLISHED GRADE					
E			m		
			162.90		
F			m		
			162.30		
E			m		ft
			116.5		382.24
F			m		ft
			165.40		542.68
VEHICLE PARKING	REQUIRED	PROPOSED			
residential	E+F	675	370		
commercial/visitor	E+F	201	167		
total	E+F	876	537		
BIKE PARKING		436	532		
long term	E	49	101		
short term			32		
go station	F	852	1232		
short term		94	116		
LOADING	TYPE	NUMBER OF SPACES			
E	G	1			
F	G	1			
	B	2			

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- 5 ISSUED FOR SETTLEMENT OFFER 24-01-19
- 4 RE-ISSUED FOR DRAFT SETTLEMENT 23-12-22
- 3 RE-ISSUED FOR ZBA/OPA 23-03-24
- 2 RE-ISSUED FOR ZBA/OPA 22-05-27
- 1 ISSUED FOR ZBA/OPA 20-10-05

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BLOCK E,F - ROOF SITE PLAN + STATS + TGS

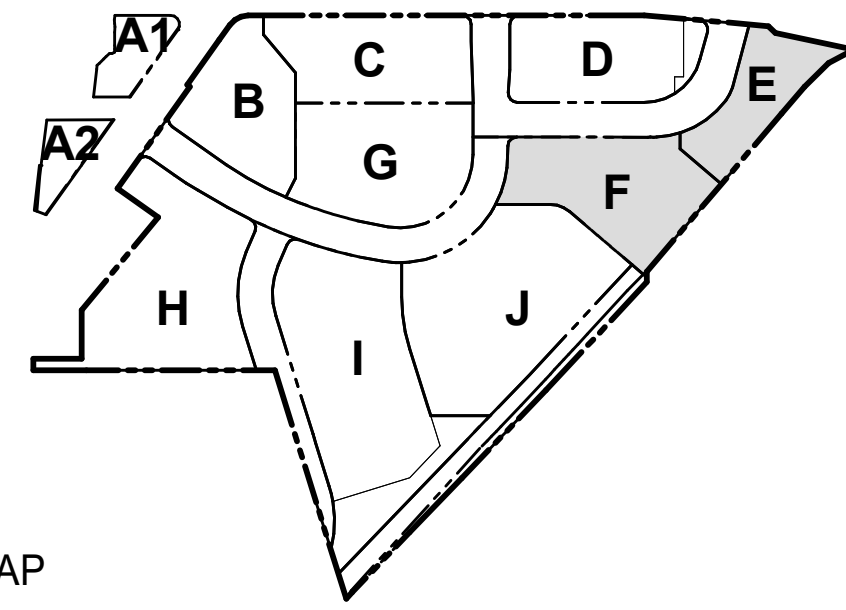
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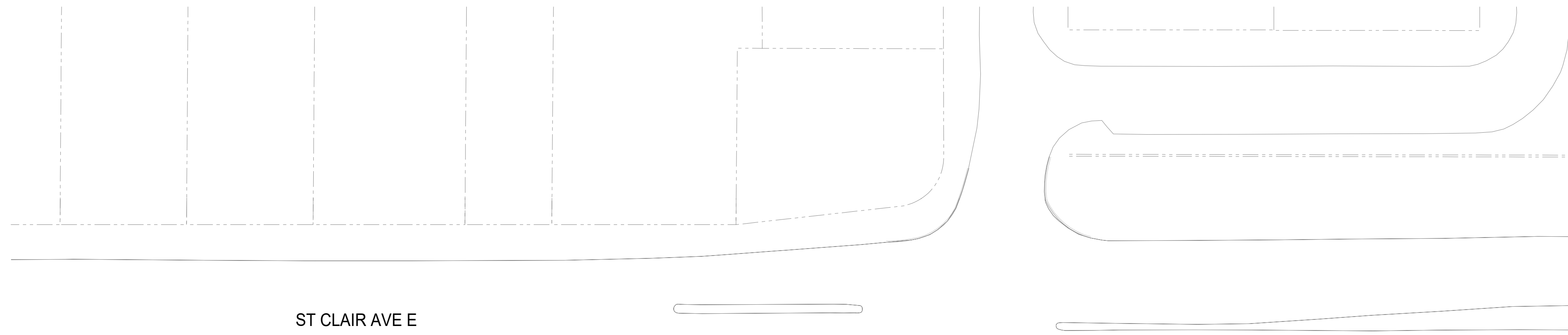
TORONTO GREEN STANDARD TEMPLATE VERSION 3.0			
Mid to High Rise Residential and all New Non-Residential Development			
GENERAL PROJECT DESCRIPTION	REQUIRED	PROPOSED	PROPOSED (%)
Total Gross Floor Area		88,481	
Breakdown of Project Components (m ²):			
Residential	83,830		
Retail	872		
Commercial	0		
Industrial	0		
Institutional / Other (Community, Go Station)	3,779		
Total Number of Units (residential only)	1,249		
SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS			
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of Parking Spaces	646	298	46%
Number of parking spaces dedicated for priority LEV parking	0	0	0%
Number of parking spaces with EVSE (50% of Proposed)	129	60	0%
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of long term bicycle parking spaces (residential)	850	1,220	144%
Number of long term bicycle parking spaces (all other uses)	2	12	600%
Number of long term bicycle parking spaces (all uses) located on:			
a) first storey of building		12	
b) second storey of building		554	
c) first level below-ground (includes floor area occupied by bicycle parking)		0	0%
d) second level below-ground		0	
e) other levels below-ground		0	
Number of short term bicycle parking spaces (residential)	88	52	59%
Number of short term bicycle parking spaces (all other uses)	6	64	1067%
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	
TREE PLANTING & SOIL VOLUME	REQUIRED	PROPOSED	PROPOSED (%)
Total Soil Volume (40% of the site area = 66m ² x 30m)	1453	1182	81%

1 BLOCK EF - SITE PLAN
 BL E,F - A 0.01
 1 : 500

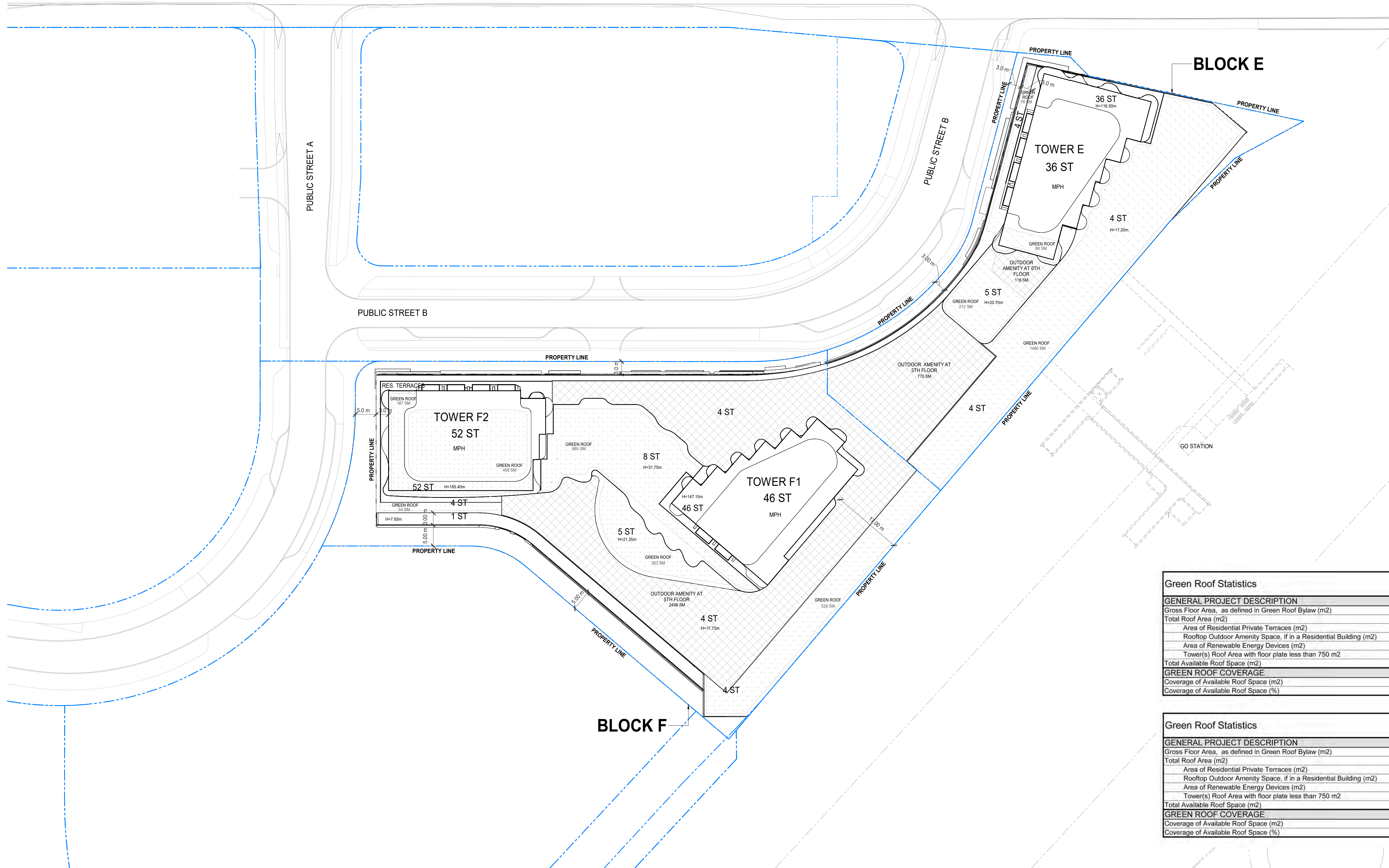
TORONTO GREEN STANDARD TEMPLATE VERSION 3.0			
Mid to High Rise Residential and all New Non-Residential Development			
GENERAL PROJECT DESCRIPTION	REQUIRED	PROPOSED	PROPOSED (%)
Total Gross Floor Area		29,965	
Breakdown of Project Components (m ²):			
Residential	28,261		
Retail	1,206		
Commercial	0		
Industrial	0		
Institutional / Other (Community, Go Station)	498		
Total Number of Units (residential only)	444		
SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS			
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of Parking Spaces	230	239	104%
Number of parking spaces dedicated for priority LEV parking	0	0	0%
Number of parking spaces with EVSE (50% of Proposed)	46	48	104%
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of long term bicycle parking spaces (residential)	302	532	176%
Number of long term bicycle parking spaces (all other uses)	2	0	0%
Number of long term bicycle parking spaces (all uses) located on:			
a) first storey of building		0	
b) second storey of building		204	
c) first level below-ground (includes floor area occupied by bicycle parking)		0	0%
d) second level below-ground		0	
e) other levels below-ground		0	
Number of short term bicycle parking spaces (residential)	32	55	172%
Number of short term bicycle parking spaces (all other uses)	7	46	657%
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	
TREE PLANTING & SOIL VOLUME	REQUIRED	PROPOSED	PROPOSED (%)
Total Soil Volume (40% of the site area = 66m ² x 30m)	625	522	83%



KEY MAP



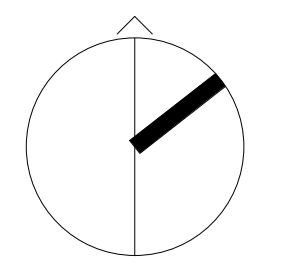
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Green Roof Statistics		BLOCK E	
GENERAL PROJECT DESCRIPTION		PROPOSED	
Gross Floor Area, as defined in Green Roof Bylaw (m2)		29,965	
Total Roof Area (m2)		4,076	
Area of Residential Private Terraces (m2)		128	
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		888	
Area of Renewable Energy Devices (m2)		0	
Tower(s) Roof Area with floor plate less than 750 m2		n/a	
Total Available Roof Space (m2)		3,060	
GREEN ROOF COVERAGE		REQUIRED	PROPOSED
Coverage of Available Roof Space (m2)		1836	1,836
Coverage of Available Roof Space (%)		60%	60%

Green Roof Statistics		BLOCK F	
GENERAL PROJECT DESCRIPTION		PROPOSED	
Gross Floor Area, as defined in Green Roof Bylaw (m2)		88,481	
Total Roof Area (m2)		6,841	
Area of Residential Private Terraces (m2)		763	
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		2,488	
Area of Renewable Energy Devices (m2)		0	
Tower(s) Roof Area with floor plate less than 750 m2		n/a	
Total Available Roof Space (m2)		3,580	
GREEN ROOF COVERAGE		REQUIRED	PROPOSED
Coverage of Available Roof Space (m2)		2148	2,148
Coverage of Available Roof Space (%)		60%	60%

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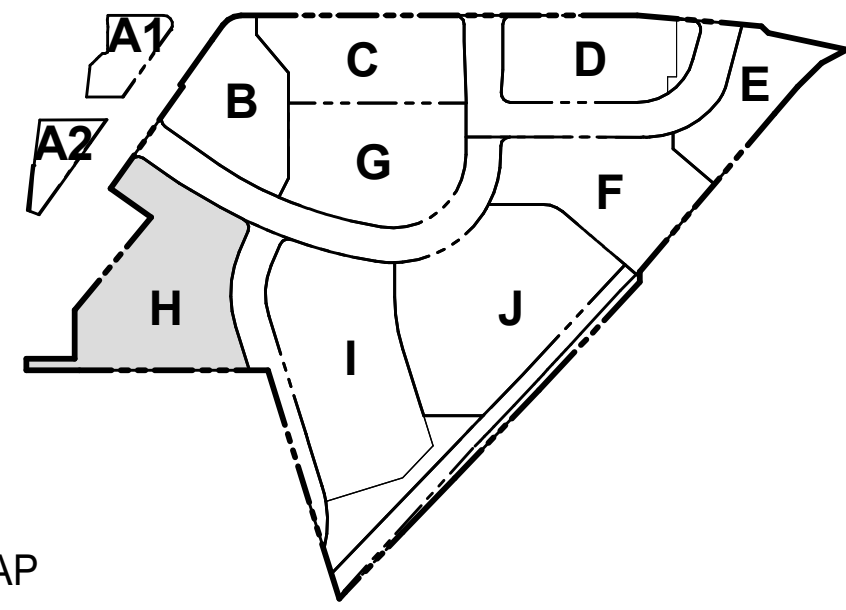
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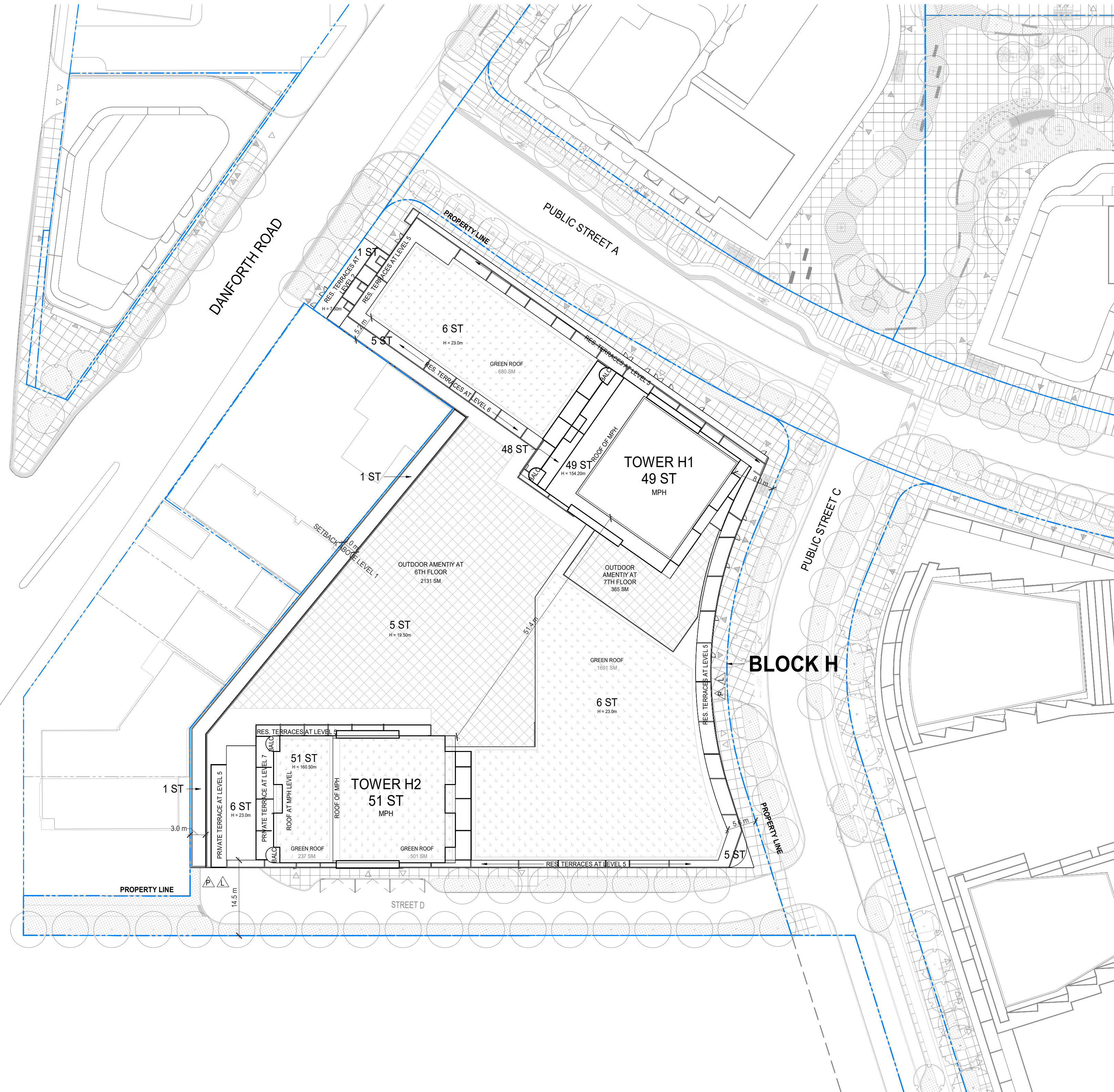
BLOCK E,F - ROOF PLAN

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BL E,F - A 1.09



KEY MAP



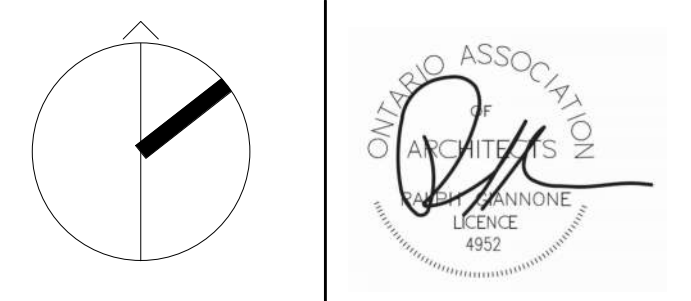
TORONTO GREEN STANDARD TEMPLATE VERSION 3.0		BLOCK H	
Development		BLOCK H	
GENERAL PROJECT DESCRIPTION		PROPOSED	
Total Gross Floor Area		86,584	
Breakdown of Project Components (m2)			
Residential		83,564	
Retail		3,020	
Commercial		0	
Industrial		0	
Institutional / Other (Community, Go Station)		0	
Total Number of Units (residential only)		1,248	
SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS			
AUTOMOBILE INFRASTRUCTURE			
Number of Parking Spaces	REQUIRED	PROPOSED	PROPOSED (%)
	541	497	78%
Number of parking spaces dedicated for priority LEV parking	0	0	0%
Number of parking spaces with EVSE (20% of Proposed)	128	99	78%
CYCLING INFRASTRUCTURE			
Number of long term bicycle parking spaces (residential)	REQUIRED	PROPOSED	PROPOSED (%)
	849	1,060	125%
Number of long term bicycle parking spaces (all other uses)	2	10	500%
Number of long term bicycle parking spaces (all uses) located on:			
a) first storey of building		424	
b) second storey of building		646	
c) first level below-ground (to indicate floor area occupied by bicycle parking)		0	
d) second level below-ground		0	
e) other levels below-ground		0	
Number of short term bicycle parking spaces (residential)	88	90	102%
Number of short term bicycle parking spaces (all other uses)	6	0	0%
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	
TREE PLANTING & SOIL VOLUME			
REQUIRED	PROPOSED	PROPOSED (%)	
2050	1639	80%	
Total Soil Volume (40% of the site area = 66m ² x 30m ³)			

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SITE STATISTICS		BLOCK H	
BLOCK SITE AREA		sm	sf
		11,273.61	121,348
RESIDENTIAL GFA		83,564	899,475
RETAIL GFA		3,020	32,512
COMMUNITY GFA		0	0
TOTAL GFA		86,584	931,986
<i>(GFA definition per City of Toronto 969-2013 bylaw)</i>			
FSI			7.68
LOT COVERAGE		sm	sf
		8,928	96,100
LANDSCAPING			17,351
UNIT COUNT		ST	TOTAL
		74	280
		206	380
		130	130
		1,248	1,248
		5.9%	58.0%
		25.6%	10.4%
			100.0%
AMENITY		REQUIRED	PROPOSED
<i>Total req'd indoor+outdoor amenity min. 40m²/unit</i>			
		sm	sf
INDOOR AMENITY		2,496	26,867
<i>min. 20m²/unit</i>			
OUTDOOR AMENITY		2,496	26,867
<i>min 2.0m²/unit. Total indoor + outdoor amenity requirement of</i>			
			RATIO
			m ² /unit
ESTABLISHED GRADE		m	
		158.63	
HEIGHT		m	ft
		160.5	526.60
VEHICLE PARKING		REQUIRED	PROPOSED
residential		498	316
commercial/visitor		143	181
total		641	497
BICYCLE PARKING			
long term		851	1070
short term		94	90
total		945	1160
LOADING		TYPE	NUMBER OF SPACES
		G	2
		A	2
		C	1
<i>see Report by BA Group for further detail on parking and loading</i>			

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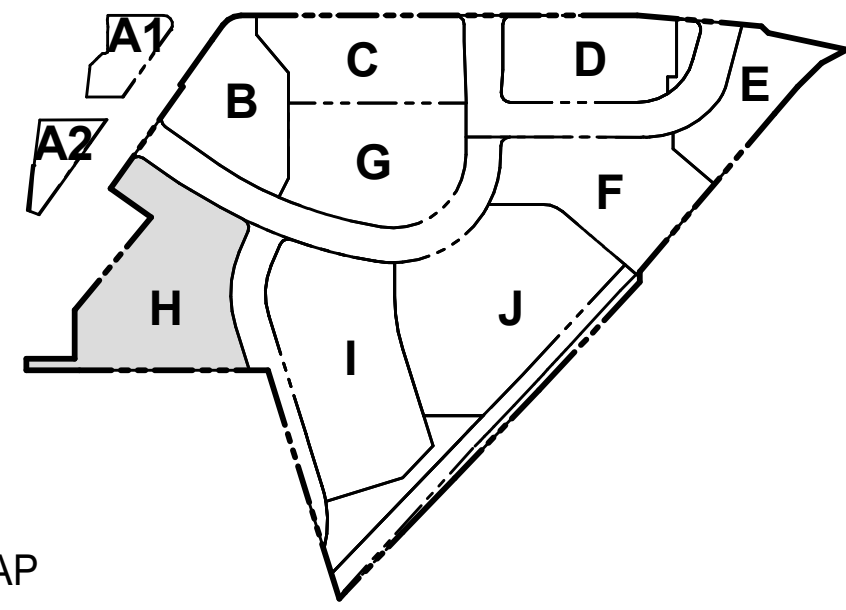
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BLOCK H - ROOF SITE PLAN + STATS + TGS

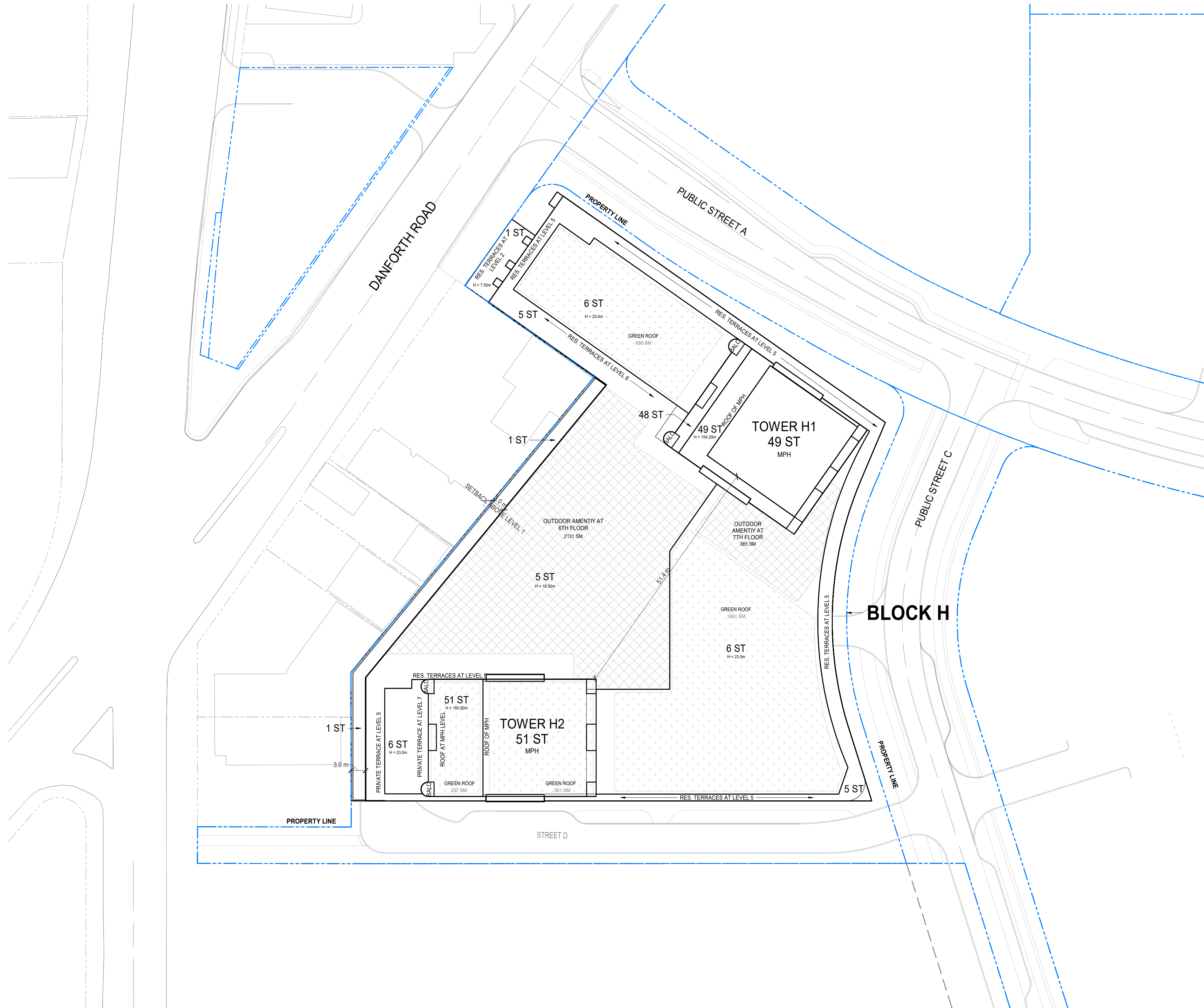
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 PROJECT NO.: 19164
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BL H - A 0.01



KEY MAP

Green Roof Statistics		BLOCK H
GENERAL PROJECT DESCRIPTION		PROPOSED
Gross Floor Area, as defined in Green Roof Bylaw (m2)		86,584
Total Roof Area (m2)		8,852
Area of Residential Private Terraces (m2)		1,174
Roof-top Outdoor Amenity Space, if in a Residential Building (m2)		2,496
Area of Renewable Energy Devices (m2)		0
Tower(s) Roof Area with floor plate less than 750 m2		n/a
Total Available Roof Space (m2)		5,182
GREEN ROOF COVERAGE		
Coverage of Available Roof Space (m2)	REQUIRED	PROPOSED
	3109	3,109
Coverage of Available Roof Space (%)	60%	60%



1 BLOCK H - ROOF PLAN
BL H - A
1.08
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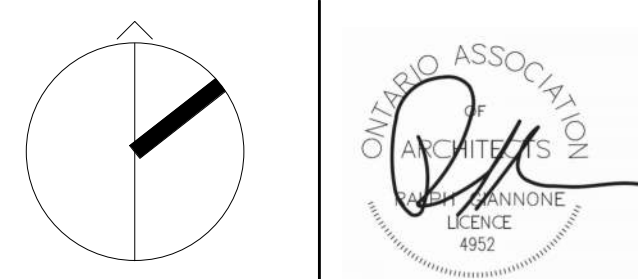
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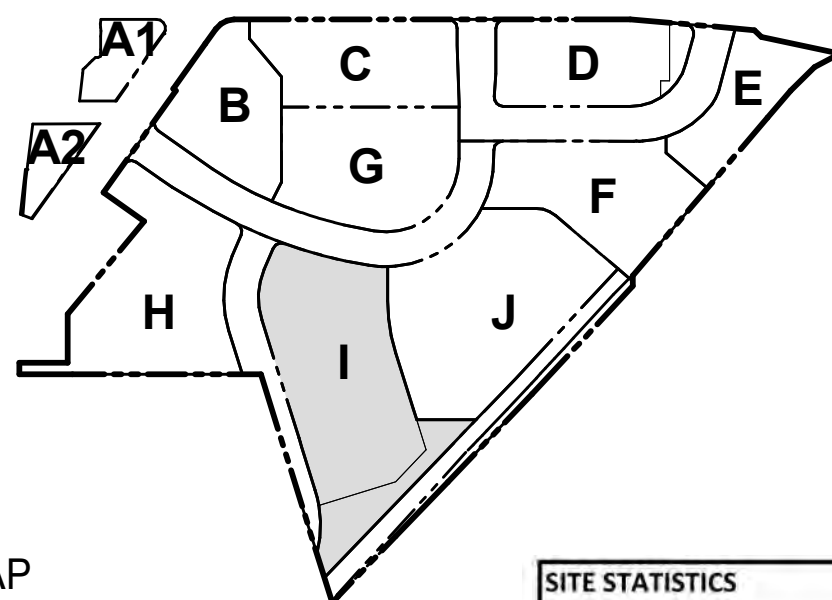
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BLOCK H - ROOF PLAN

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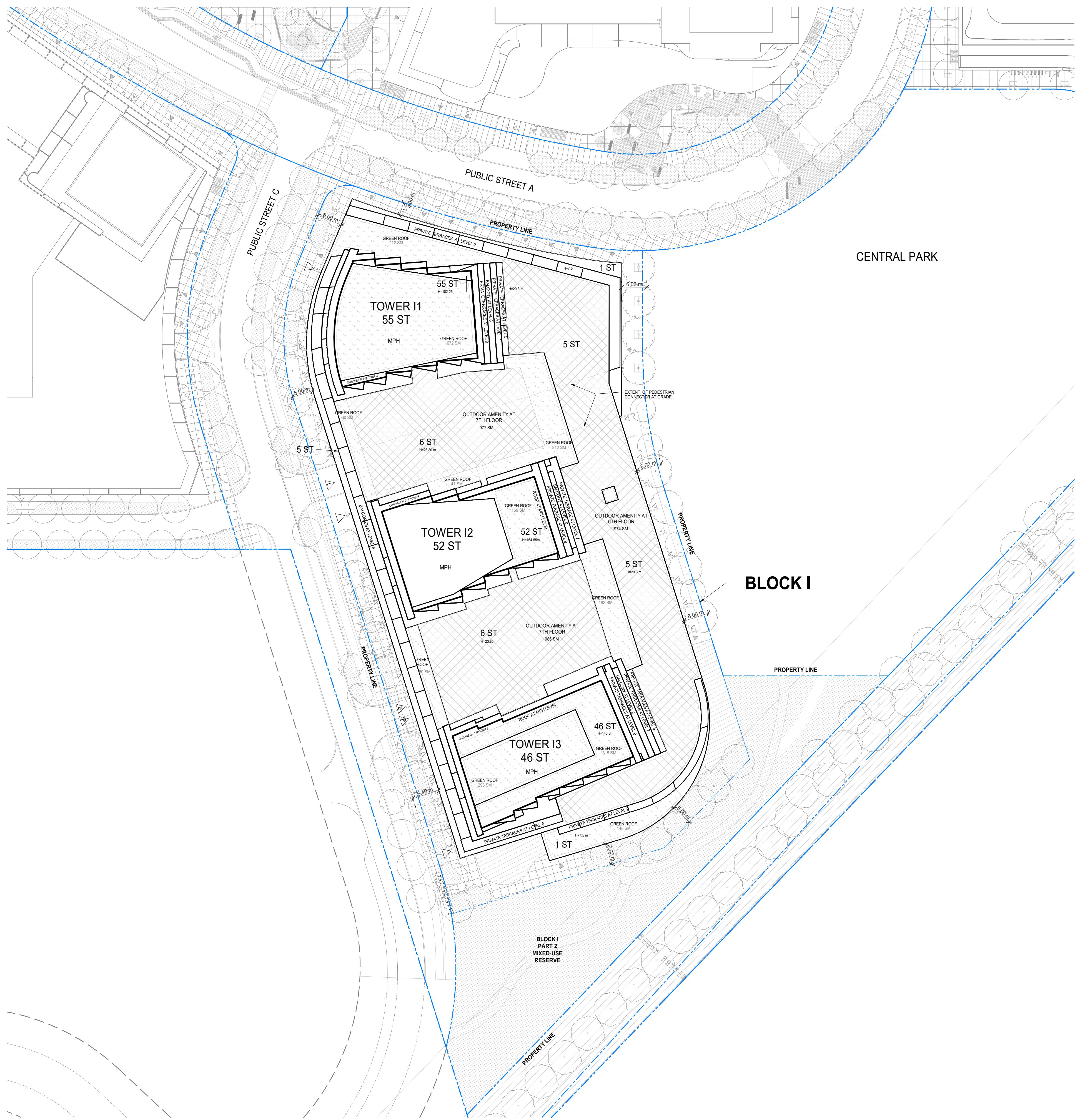
BL H - A 1.08



KEY MAP

SITE STATISTICS		BLOCK I	
BLOCK SITE AREA	sm	14,999.04	161,448
BLOCK I SITE AREA	sm	12,432.56	133,823
BLOCK SITE AREA (PART 1)	sm	12,432.56	133,823
MIXED-USE RESERVE (PART 2)	sm	2,566.48	27,625
RESIDENTIAL GFA	sm	129,632	1,395,346
RETAIL GFA	sm	1,236	13,308
COMMUNITY GFA	sm	932	10,032
TOTAL GFA	sm	131,800	1,418,686
<i>(GFA adjustment per City of Toronto S60-2013 Bylaw)</i>			
FSI	sm	8.79	
LOT COVERAGE	sm	9,870	106,235
LANDSCAPING	sm	5,129	55,213
UNIT COUNT	ST	180	380*
	181	1,330	303
	9.0%	65.9%	15.0%
			10.1%
			100.0%
* 380s include townhouses			
AMENITY	REQUIRED	PROPOSED	RATIO
<i>Total req'd indoor+outdoor amenity: min. 4sm/unit</i>			
INDOOR AMENITY	4,036	43,443	2.00
<i>min. 2sm/unit</i>			
OUTDOOR AMENITY	4,036	43,443	2.00
<i>min. 2.0sm/unit. Total indoor + outdoor amenity requirement of 6sm/unit</i>			
ESTABLISHED GRADE		m	160.50
HEIGHT		m	182.3
		ft	598.13
VEHICLE PARKING	REQUIRED	PROPOSED	
residential	806	278	
commercial/visitor	213	213	
total	1019	491	
BICYCLE PARKING			
long term	1,375	1,349	
short term	149	149	
total	1,524	1,498	
LOADING	TYPE	NUMBER OF SPACES	
	G	1	
	B	1	
	C	2	
<i>See Report by BA Group for further detail on parking and loading</i>			

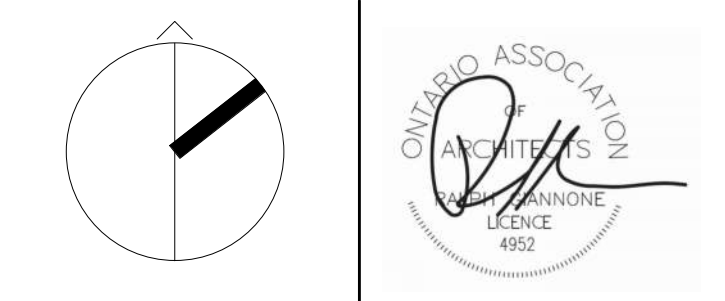
TORONTO GREEN STANDARD TEMPLATE VERSION 3.0		BLOCK I	
Mid to High Rise Residential and all New Non-Residential Development			
GENERAL PROJECT DESCRIPTION		REQUIRED	PROPOSED
Total Gross Floor Area			131,800
Breakdown of Project Components (m ²):			
Residential		129,632	
Retail		1,236	
Commercial		0	
Industrial		0	
Institutional / Other (Community, Go Station)		932	
Total Number of Units (residential only)			2,018
SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS			
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of Parking Spaces	1,019	491	48%
Number of parking spaces dedicated for priority LEV parking	0	0	0%
Number of parking spaces with EVSE (70% of Proposed)	204	99	48%
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of long term bicycle parking spaces (residential)	1,375	1,349	98%
Number of long term bicycle parking spaces (all other uses)	2	149	7450%
Number of long term bicycle parking spaces (all uses) located on:			
a) first storey of building		543	
b) second storey of building		806	
c) first level below-ground (%, indicates floor area occupied by bicycle parking)		0	
d) second level below-ground		0	
e) other levels below-ground		0	
Number of short term bicycle parking spaces (residential)	142	124	87%
Number of short term bicycle parking spaces (all other uses)	7	25	357%
Number of male shower and change facilities (non-residential)	0	0	0%
Number of female shower and change facilities (non-residential)	0	0	0%
TREE PLANTING & SOIL VOLUME	REQUIRED	PROPOSED	PROPOSED (%)
Total Soil Volume (40% of the site area = 66m ³ x 30m ³)	2727	2788	101%



1 BLOCK I - SITE PLAN
1:500

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BLOCK I - ROOF SITE PLAN + STATS + TGS

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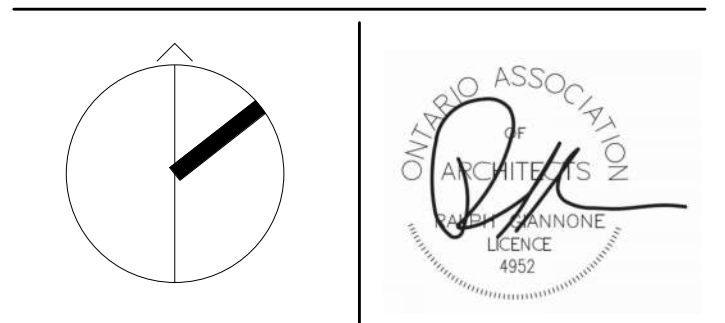
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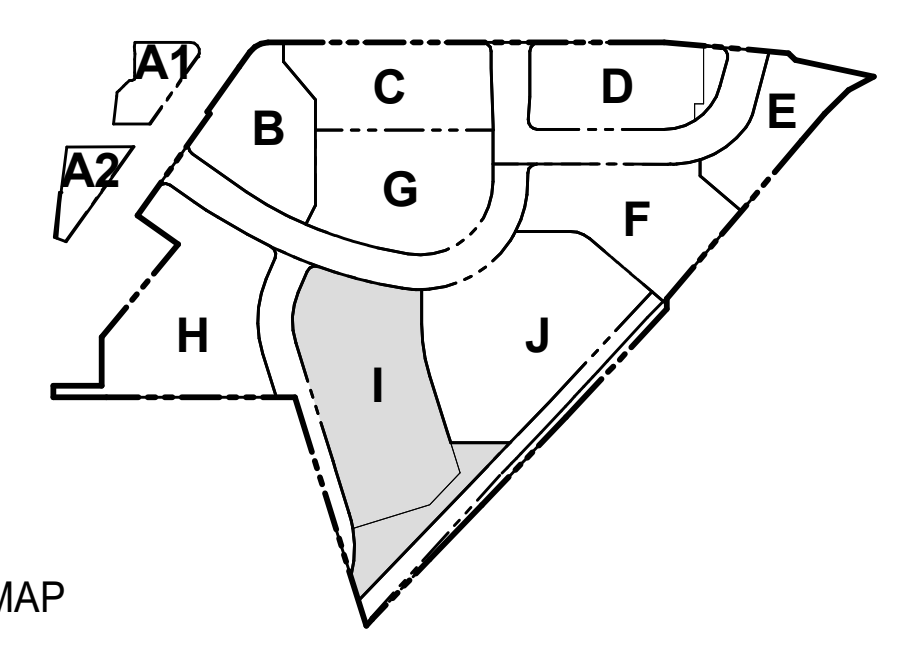
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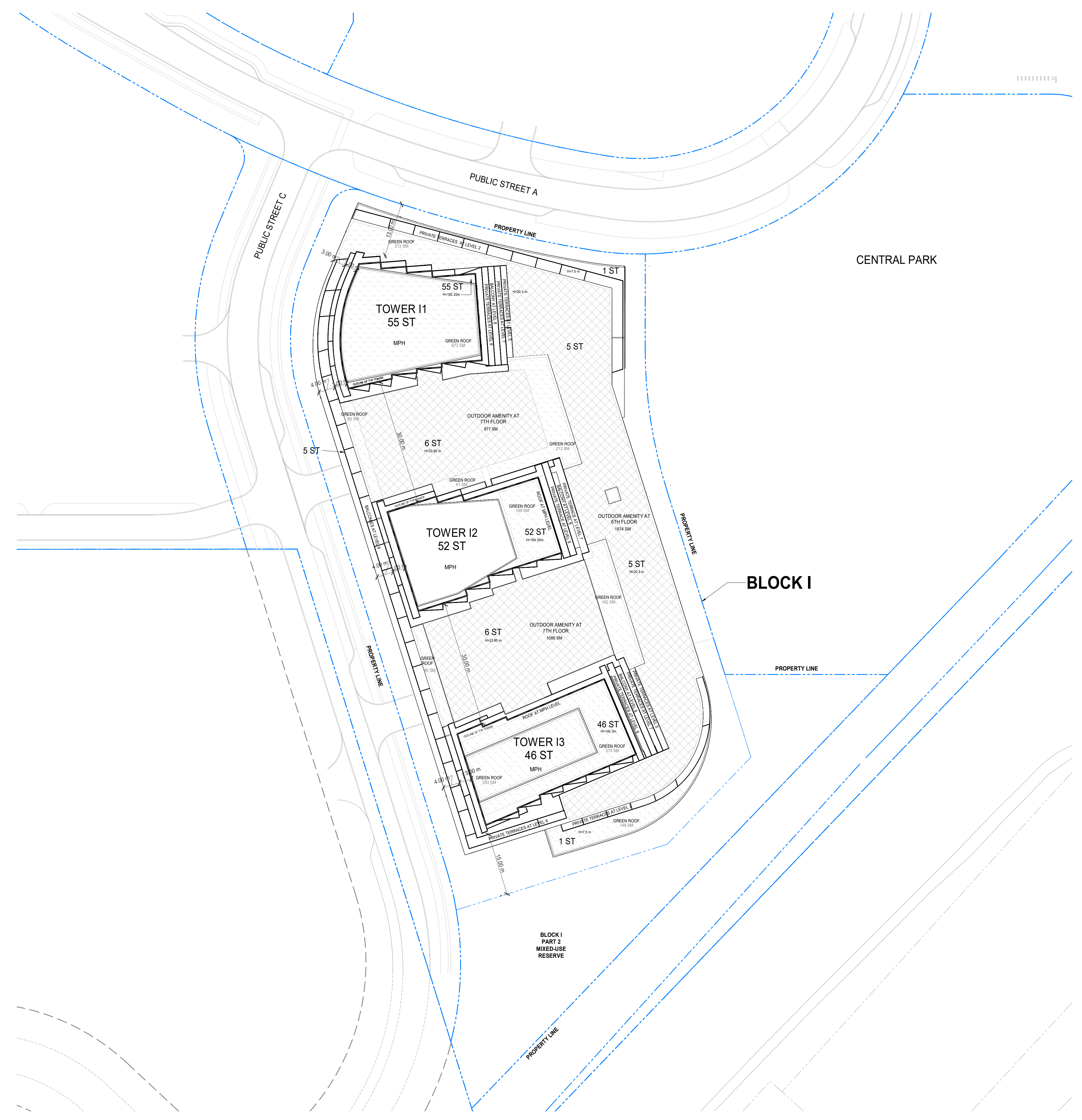
BLOCK I - ROOF PLAN

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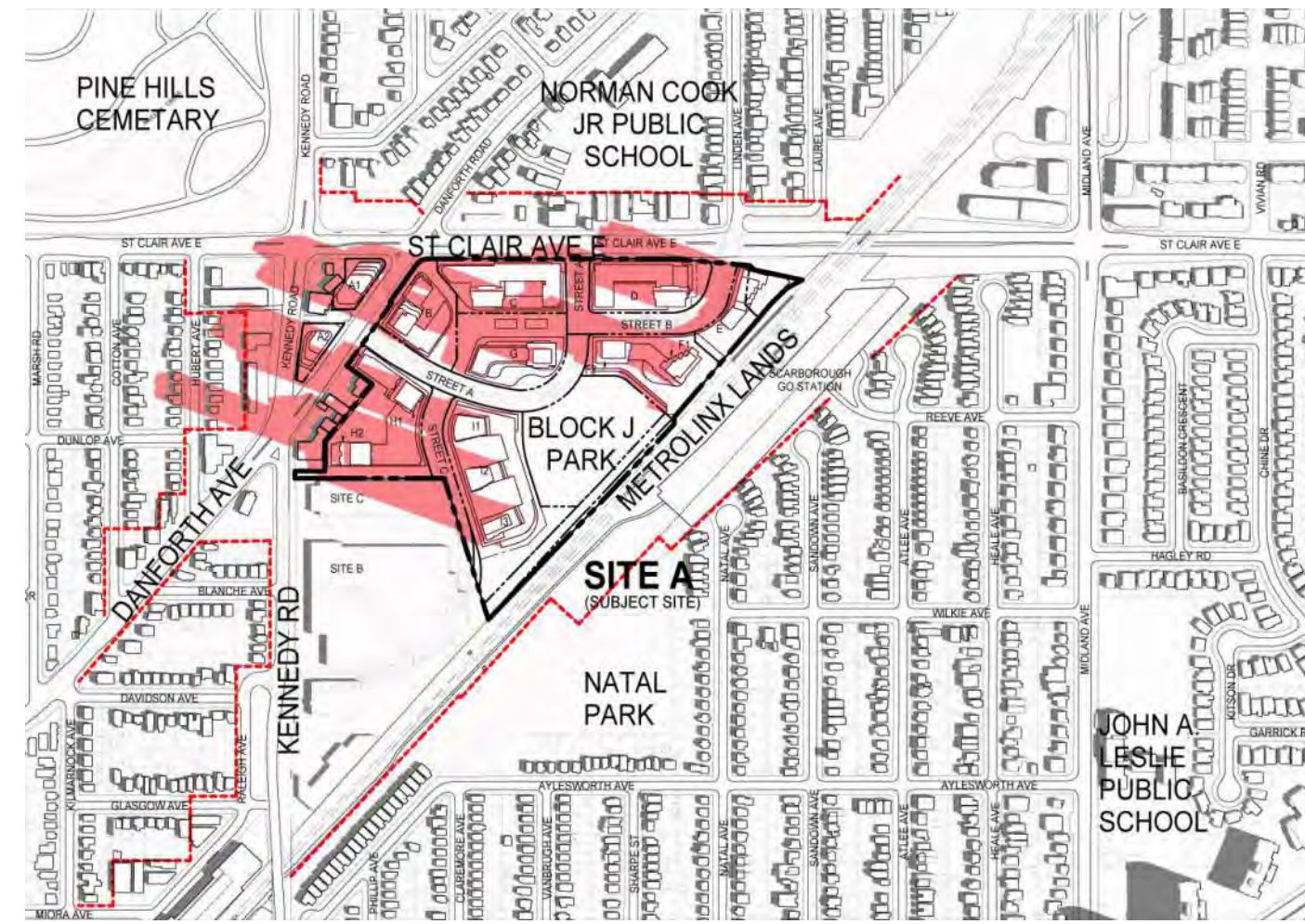


KEY MAP

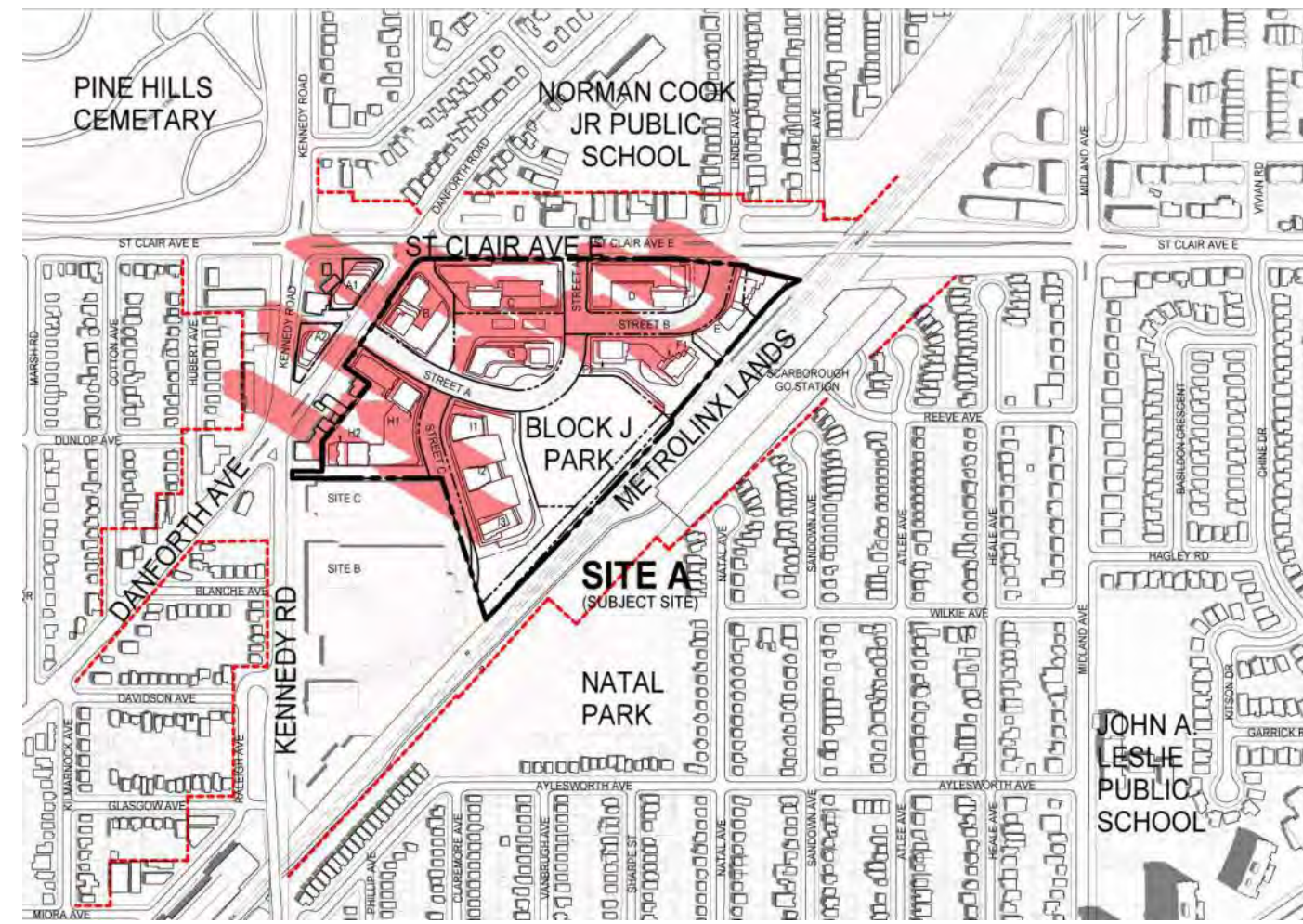


Green Roof Statistics		BLOCK I
GENERAL PROJECT DESCRIPTION		
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		PROPOSED 131,800
Total Roof Area (m ²)		10,080
Area of Residential Private Terraces (m ²)		2,137
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		4,036
Area of Renewable Energy Devices (m ²)		0
Tower(s) Roof Area with floor plate less than 750 m ²		n/a
Total Available Roof Space (m ²)		3,907
GREEN ROOF COVERAGE		
Coverage of Available Roof Space (m ²)	REQUIRED 2,344	PROPOSED 2,344
Coverage of Available Roof Space (%)	60%	60%

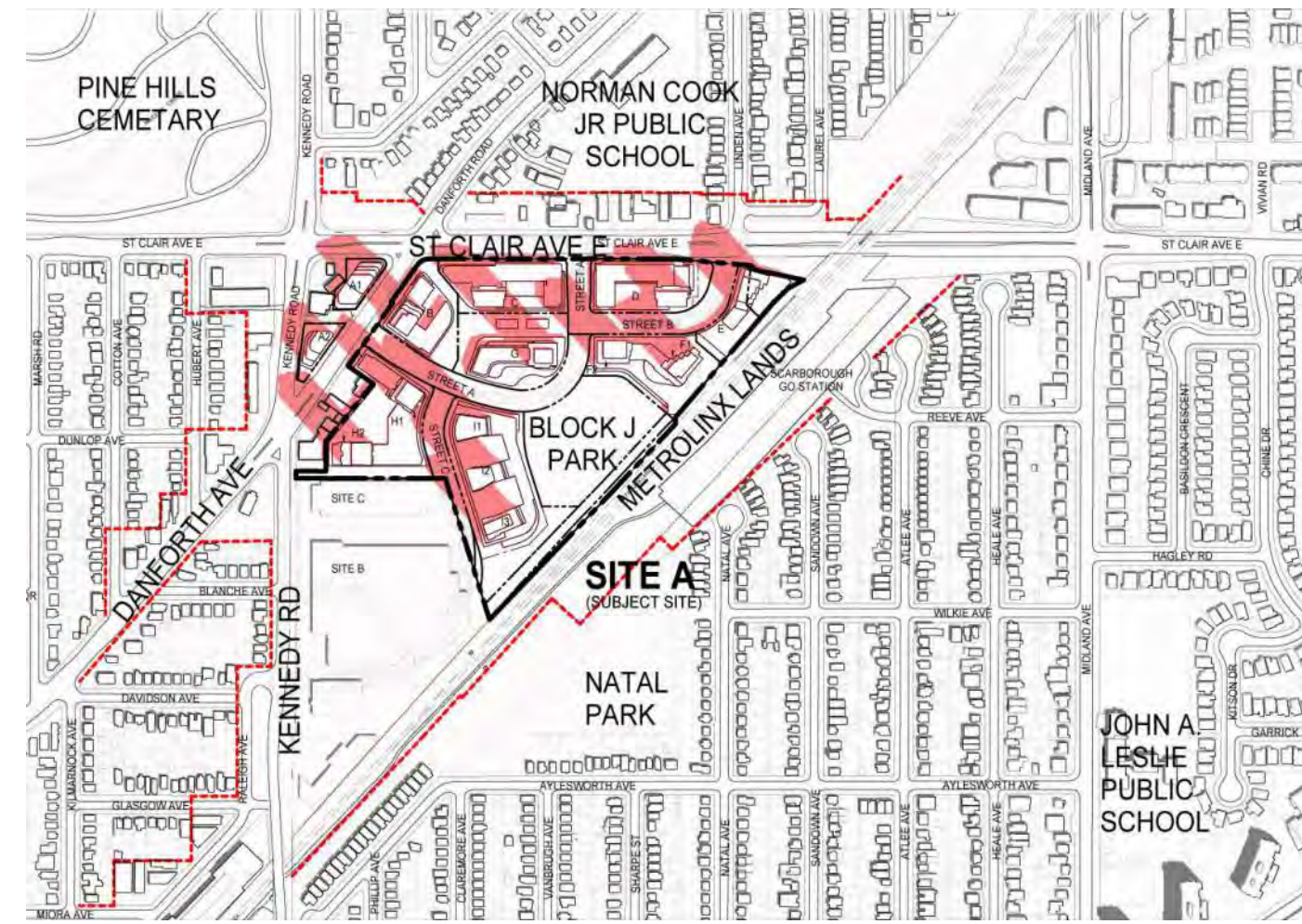
1 BLOCK I - ROOF PLAN
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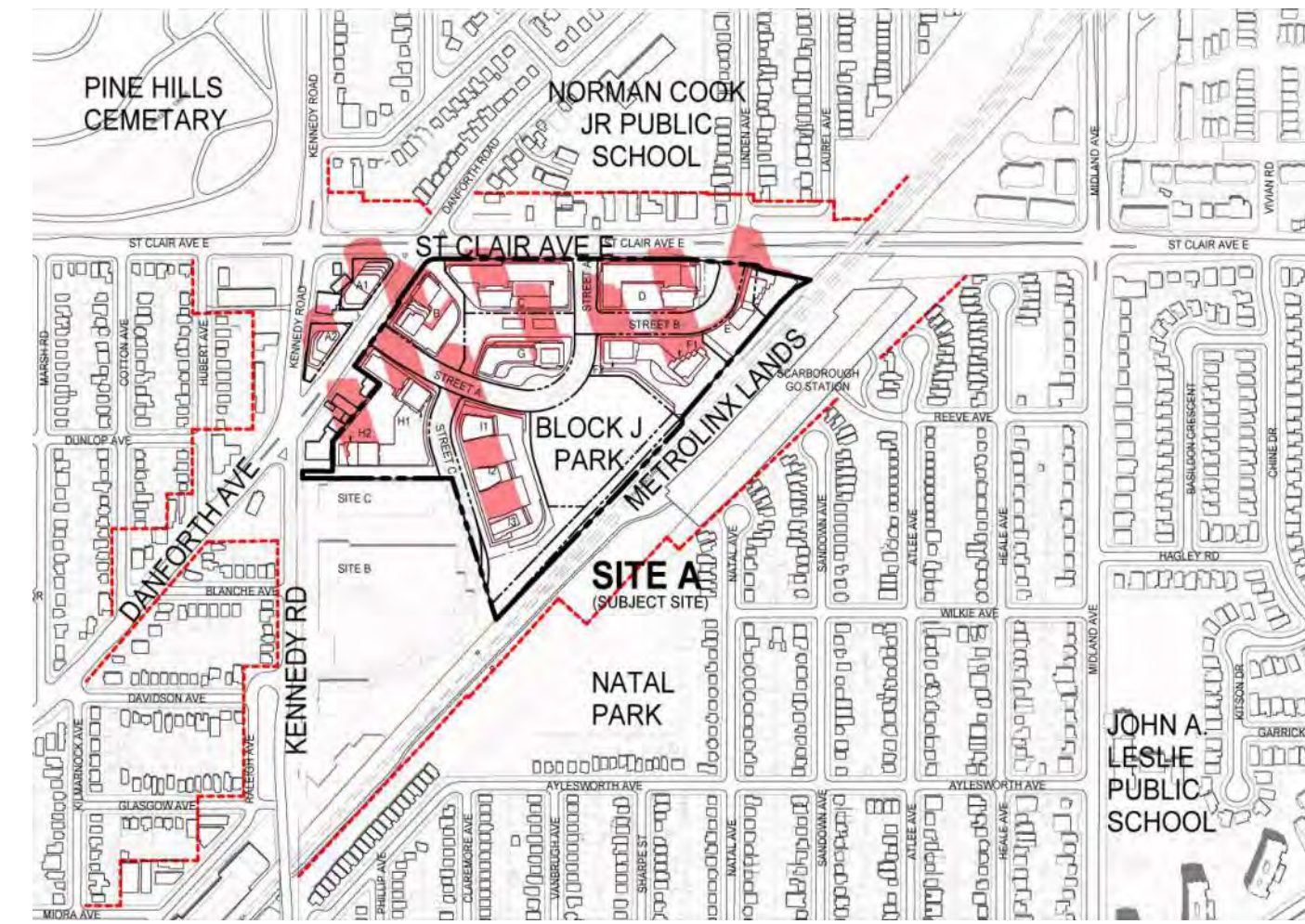
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June 21st, 10:18

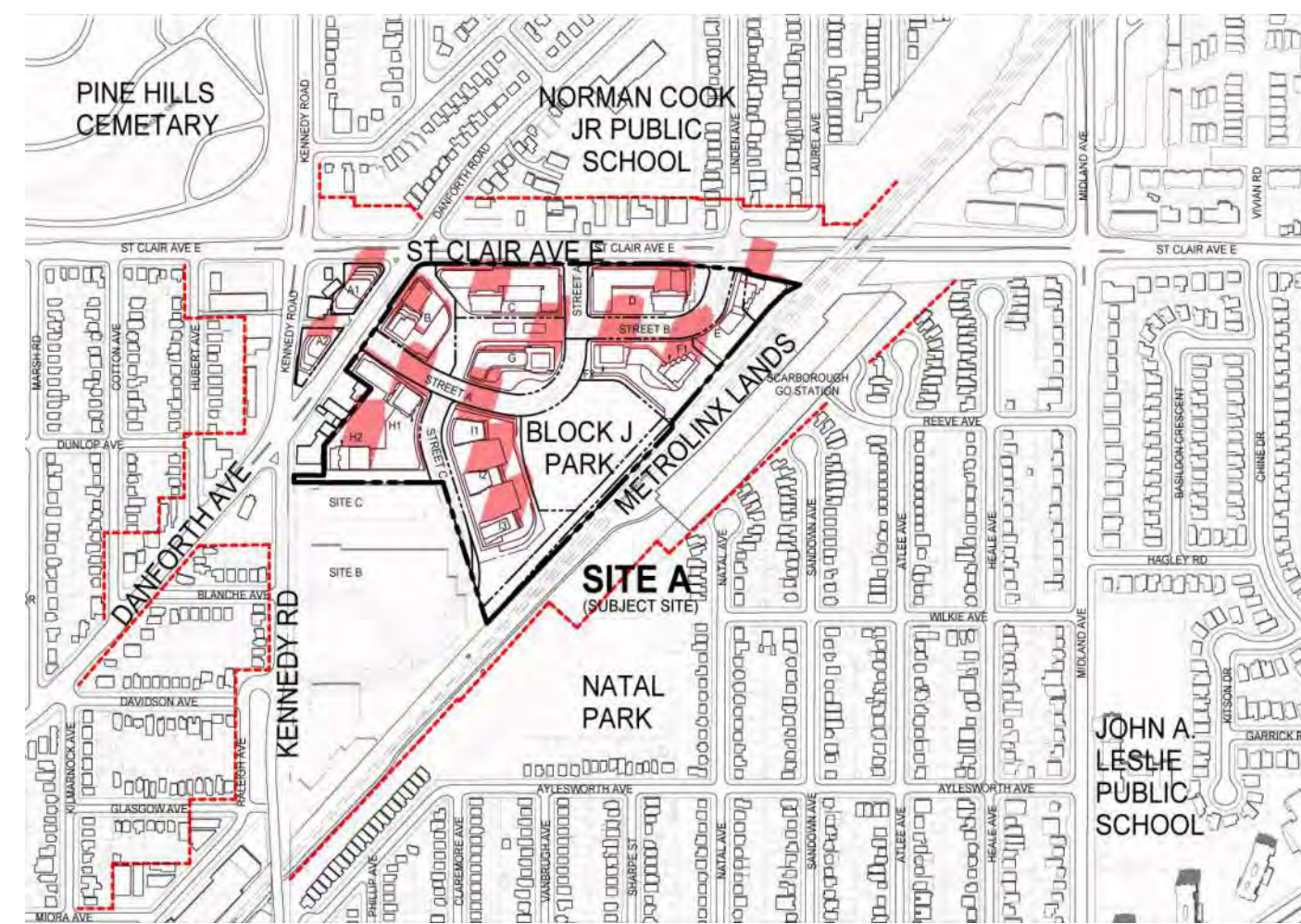


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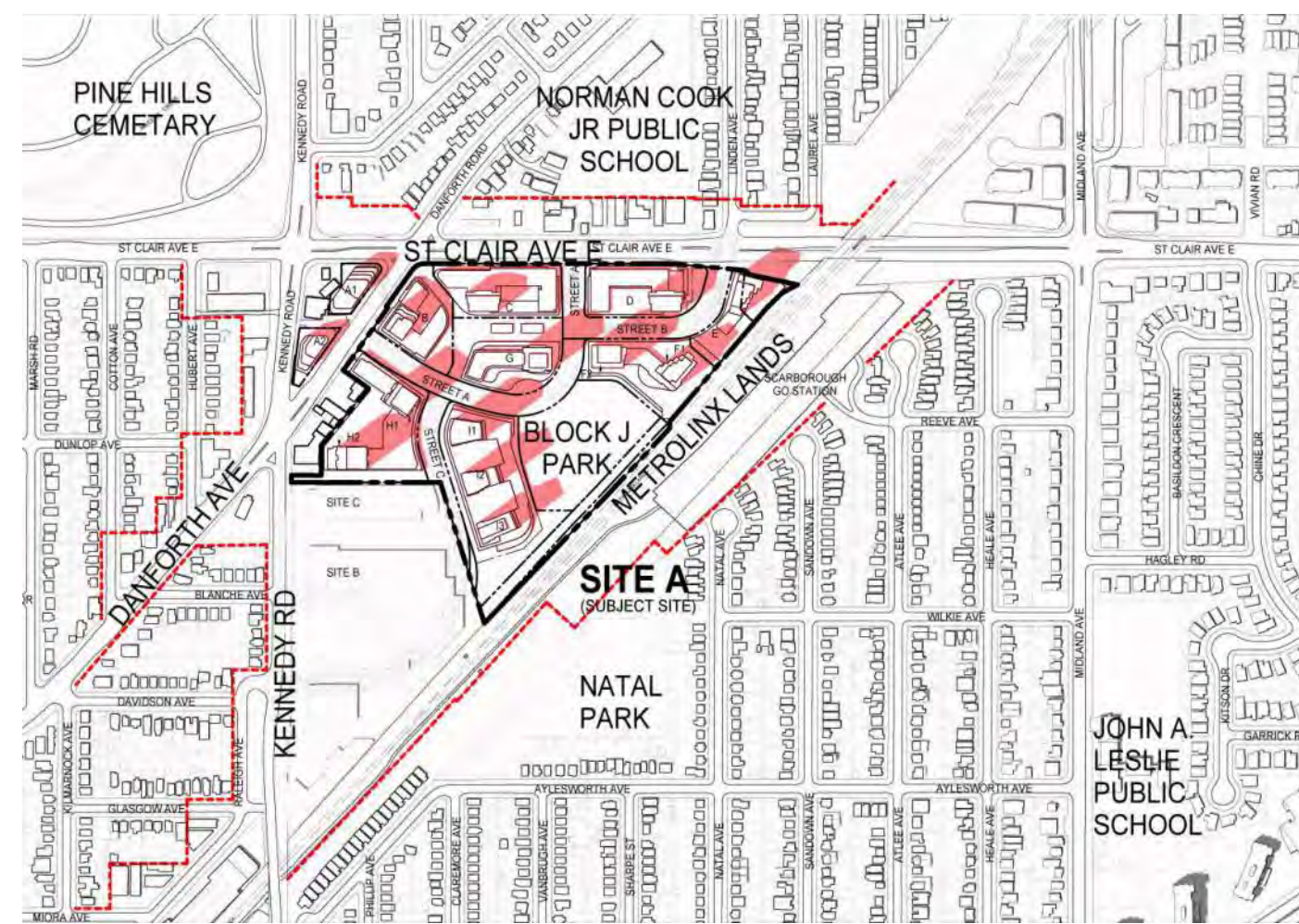


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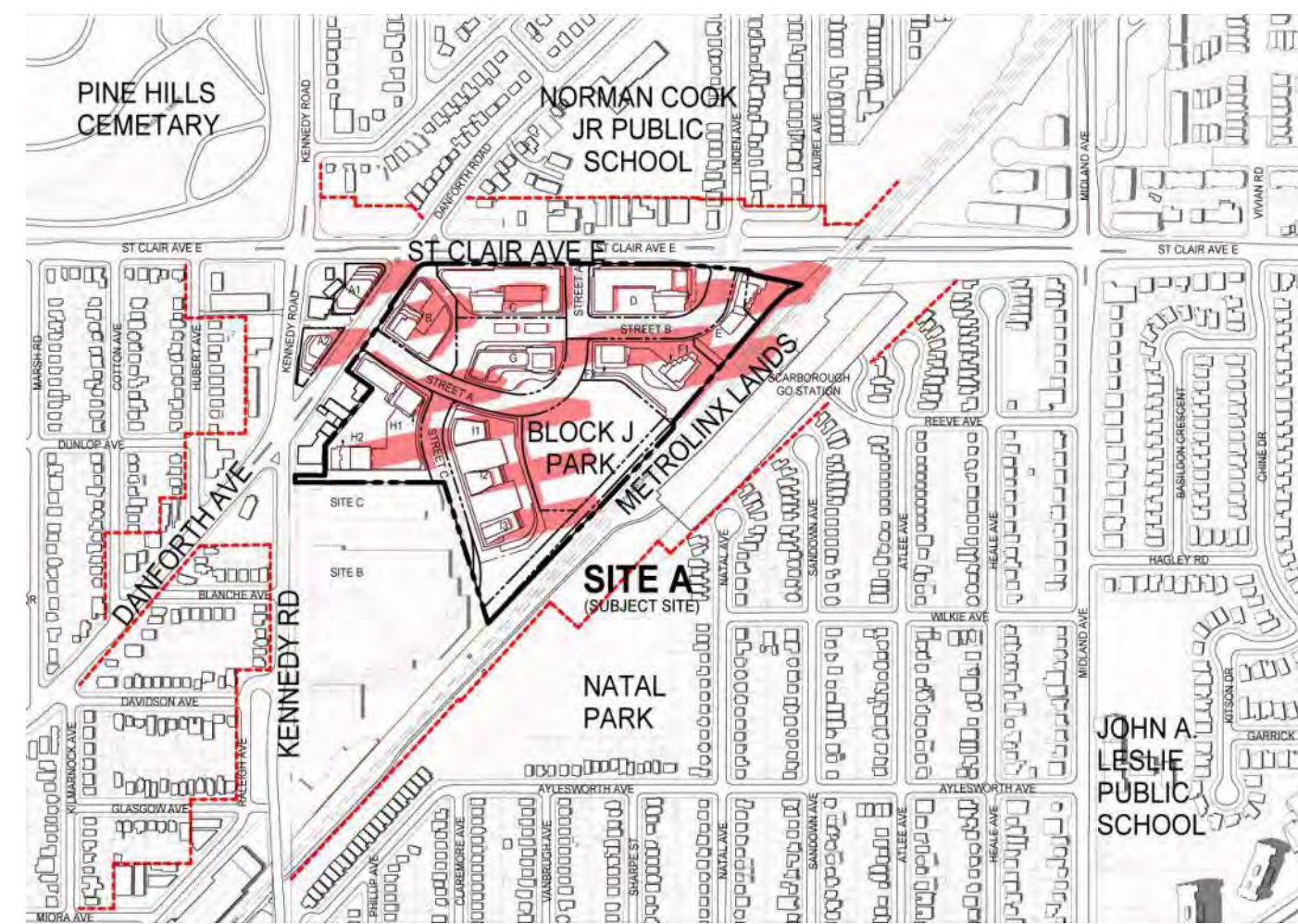
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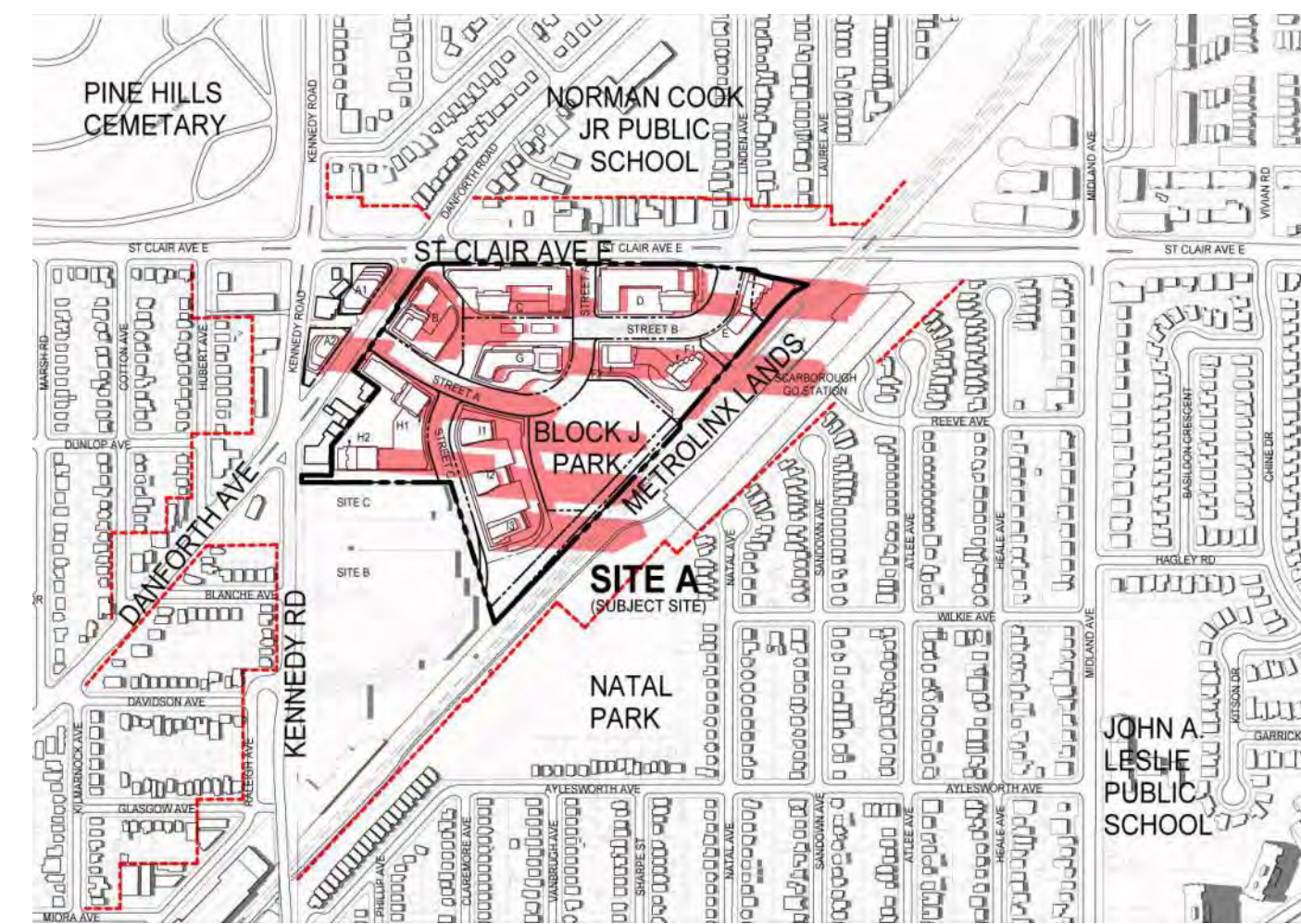
June 21st, 13:18



June 21st, 14:18

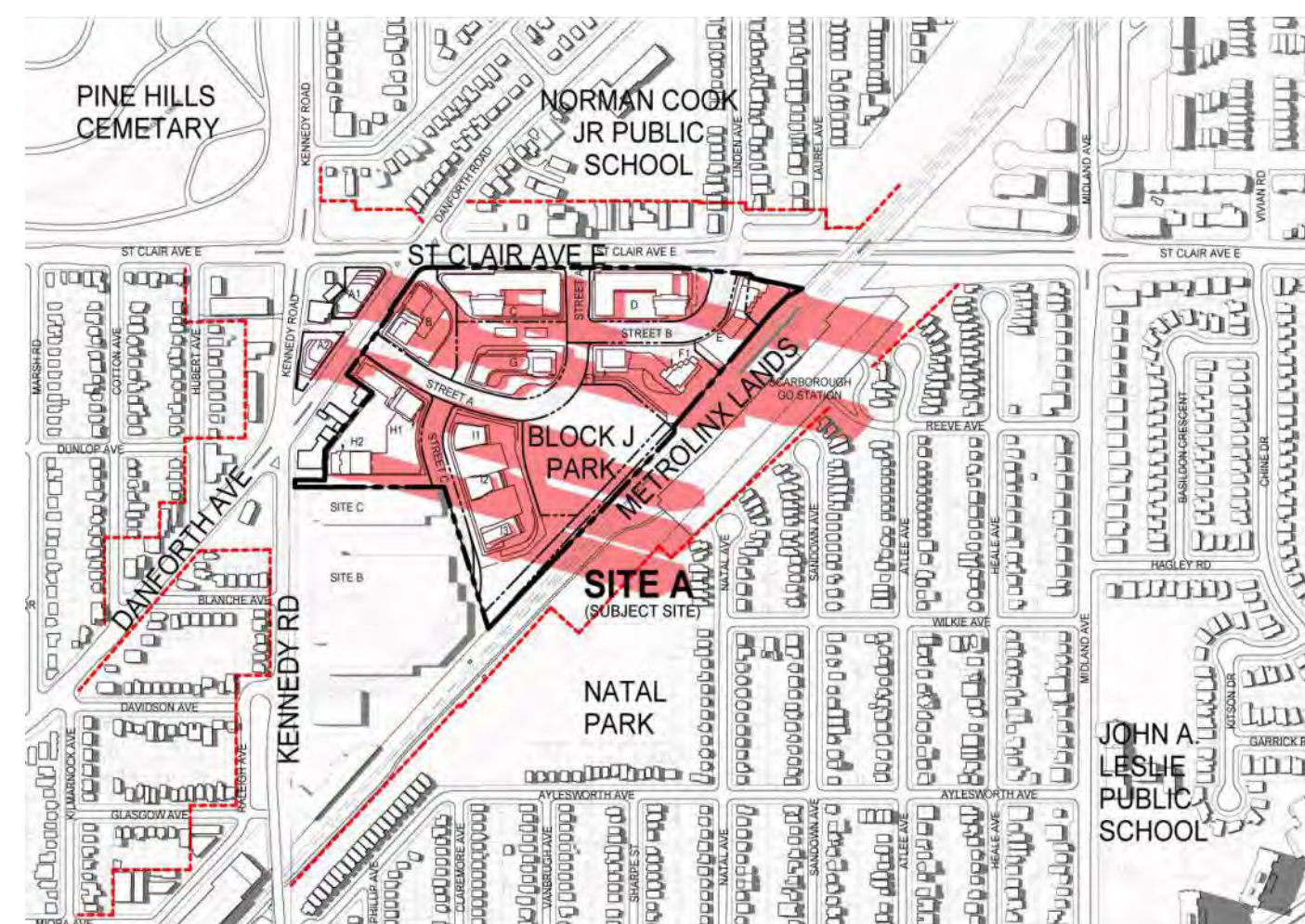


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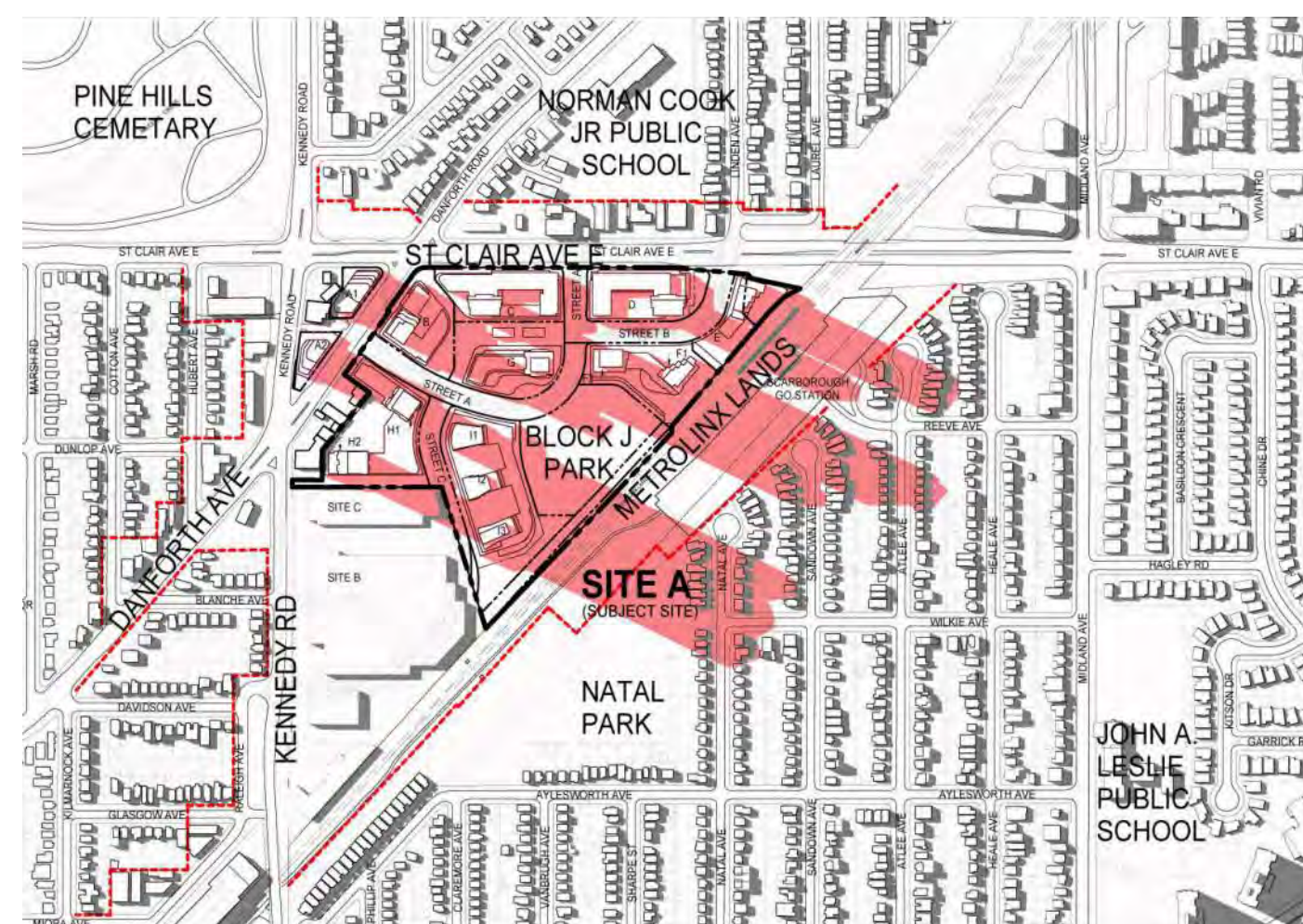


June 21st, 16:18

5	ISSUED FOR SETTLEMENT OFFER	24-01-19
4	RE-ISSUED FOR DRAFT SETTLEMENT	23-12-22
3	RE-ISSUED FOR ZBA/OPA	23-03-24
2	RE-ISSUED FOR ZBA/OPA	22-05-27
1	ISSUED FOR ZBA/OPA	20-10-05



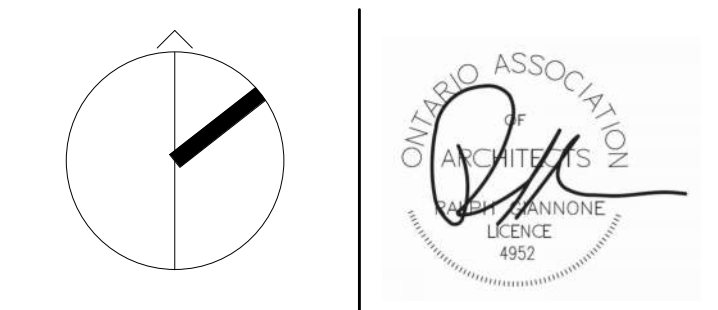
June 21st, 17:18



June 21st, 18:18

LEGEND

- PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDING SHADOWS
- PROPERTY LINE (SUBJECT SITE)
- OUTLINE OF NEIGHBOURHOODS



**giannone
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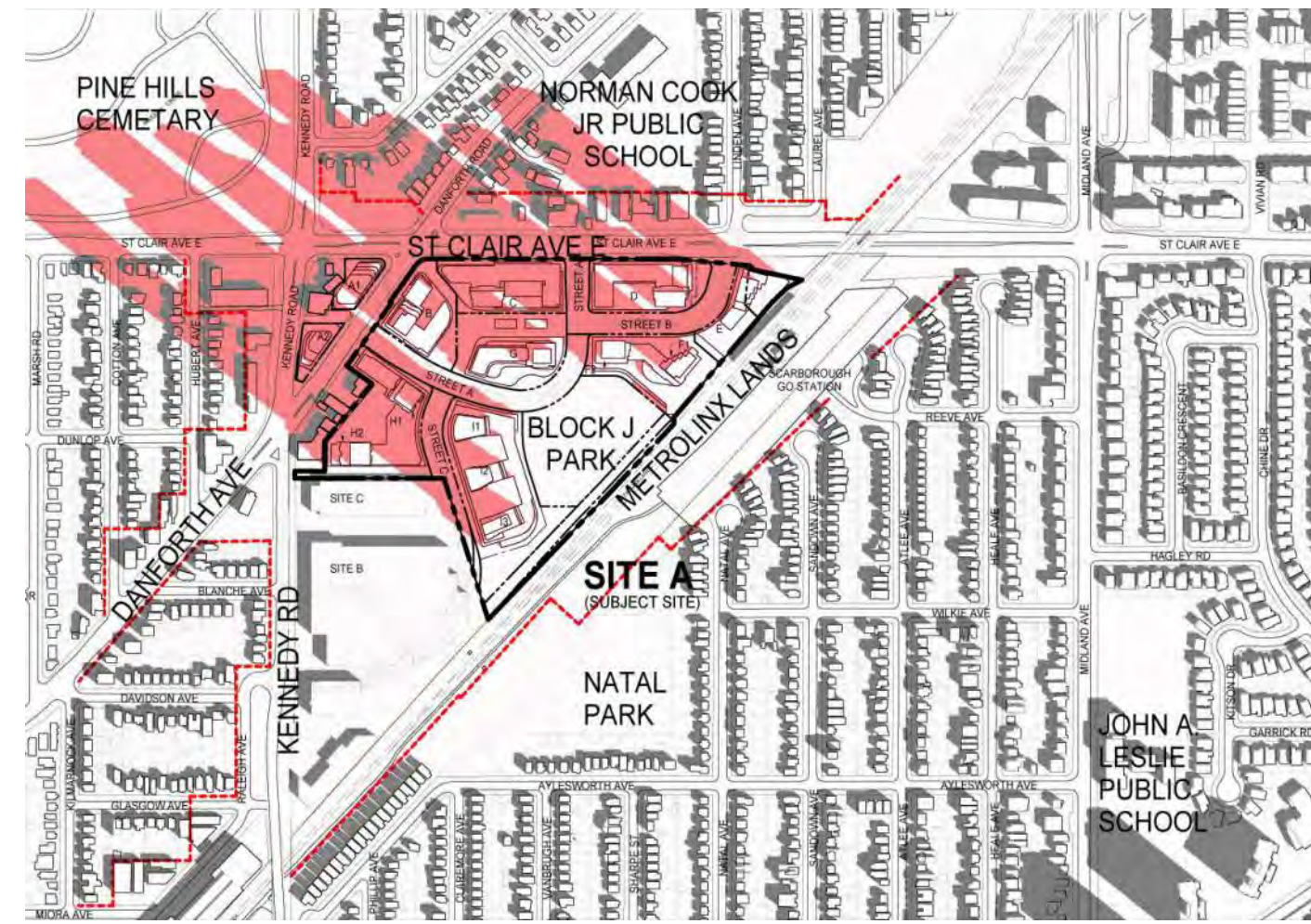
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LANDS**

Scarborough, Ontario

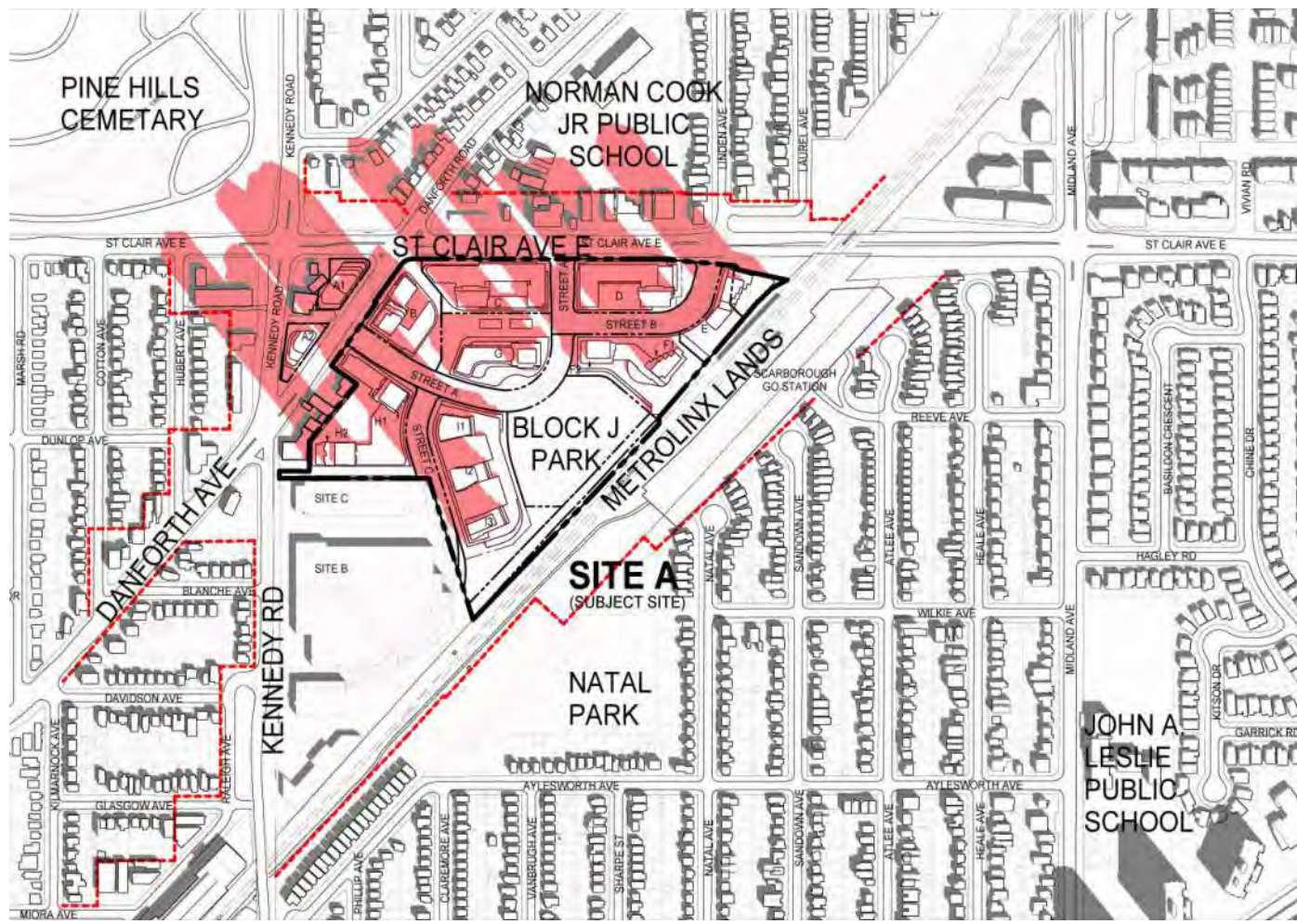
**SHADOW STUDIES - JUNE
918 TO 1818**

DRAWN BY:	Author
CHECKED BY:	BH
PROJECT START DATE:	07/29/20
PROJECT NO.:	19164
SHEET NUMBER	

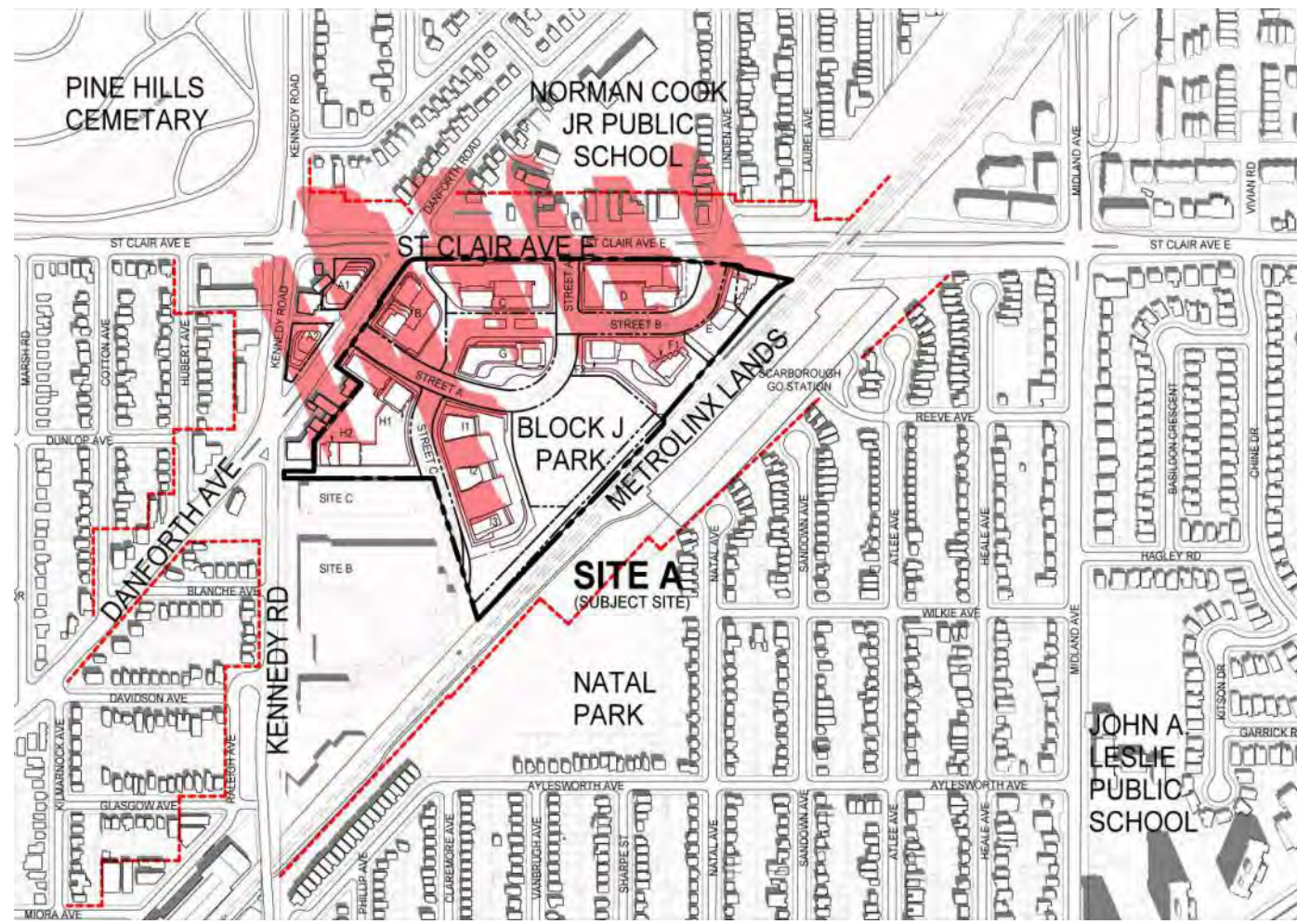
SH - A9.01



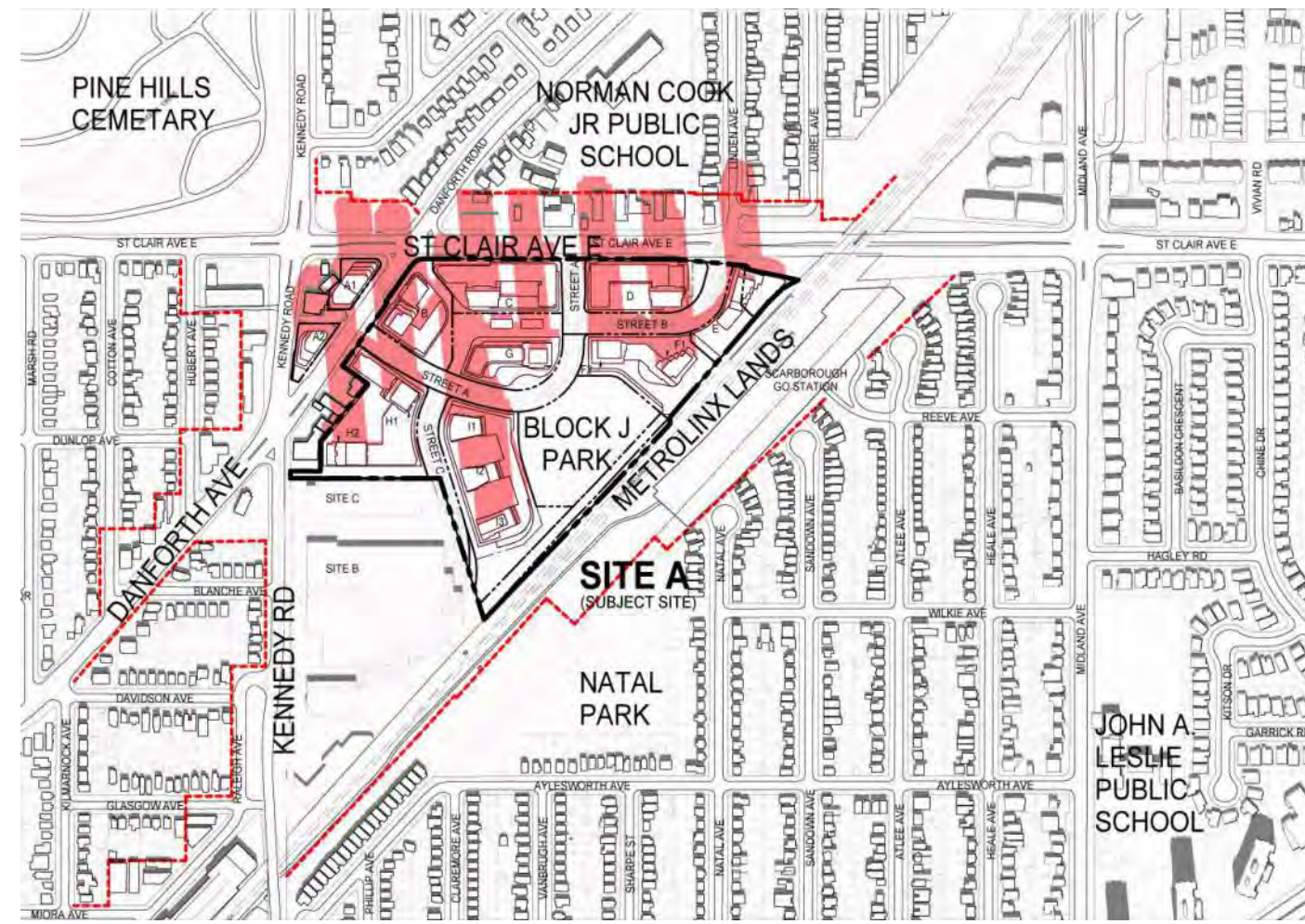
March / September 21st, 9:18



March / September 21st, 10:18

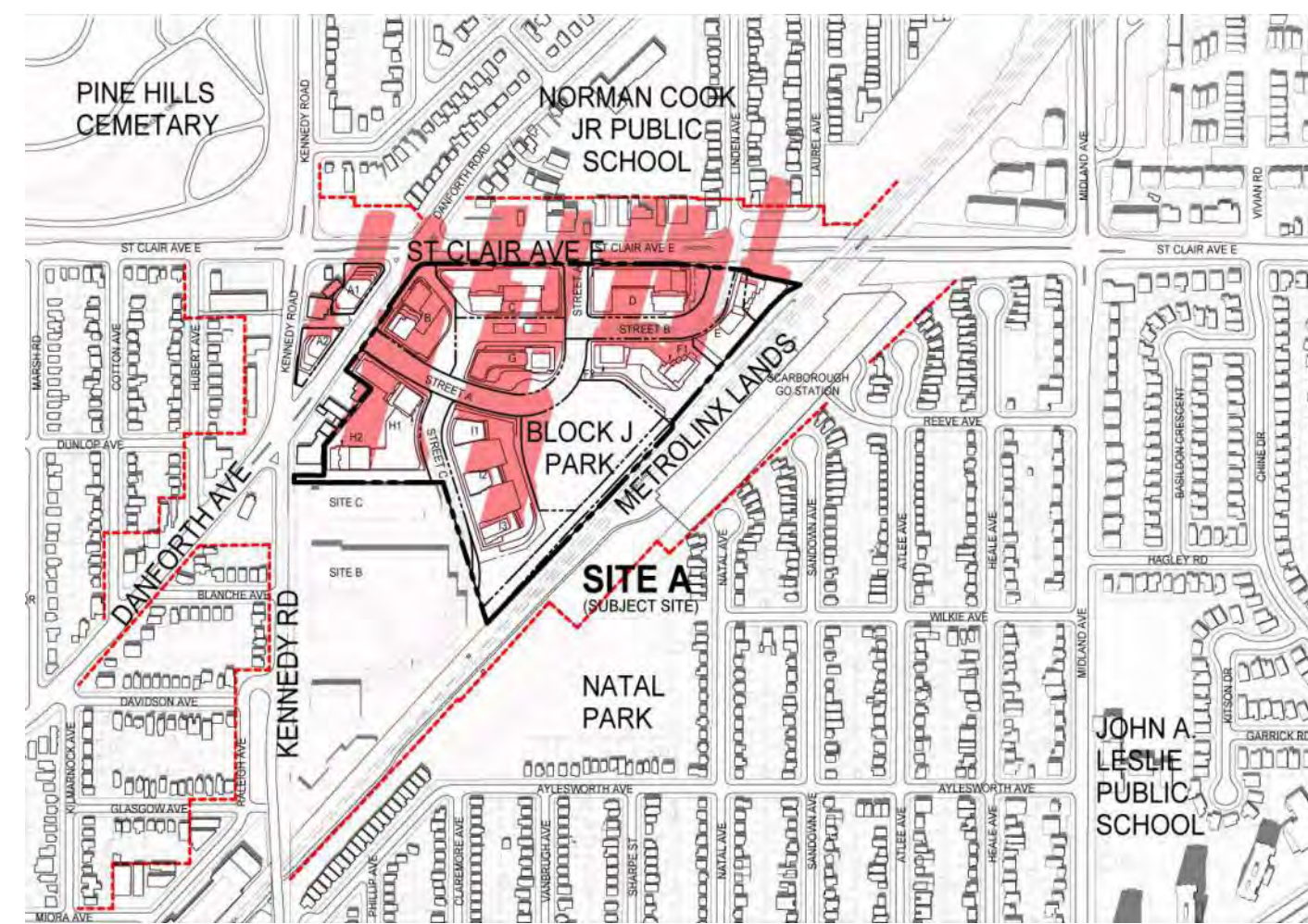


March / September 21st, 11:18

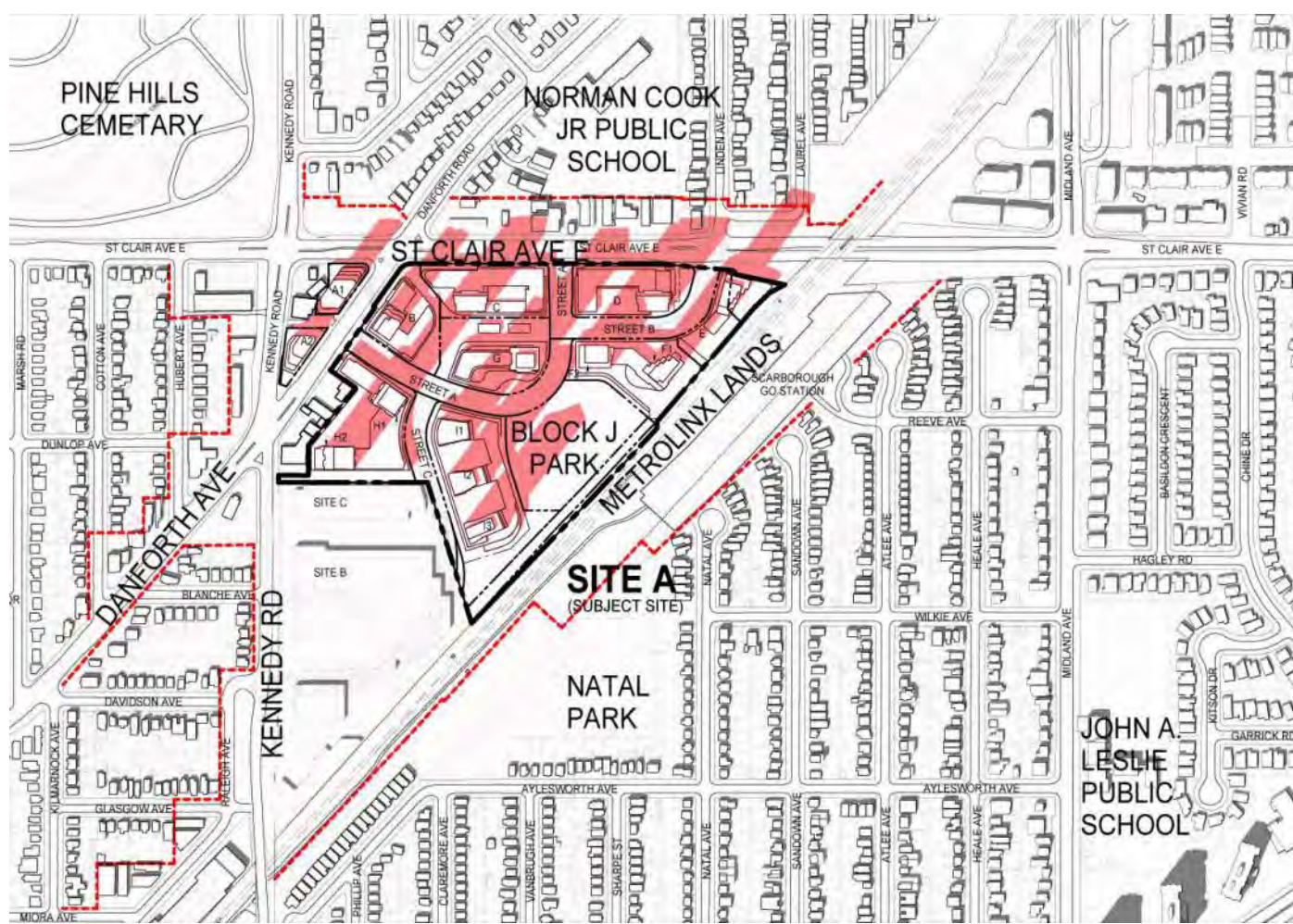


March / September 21st, 12:18

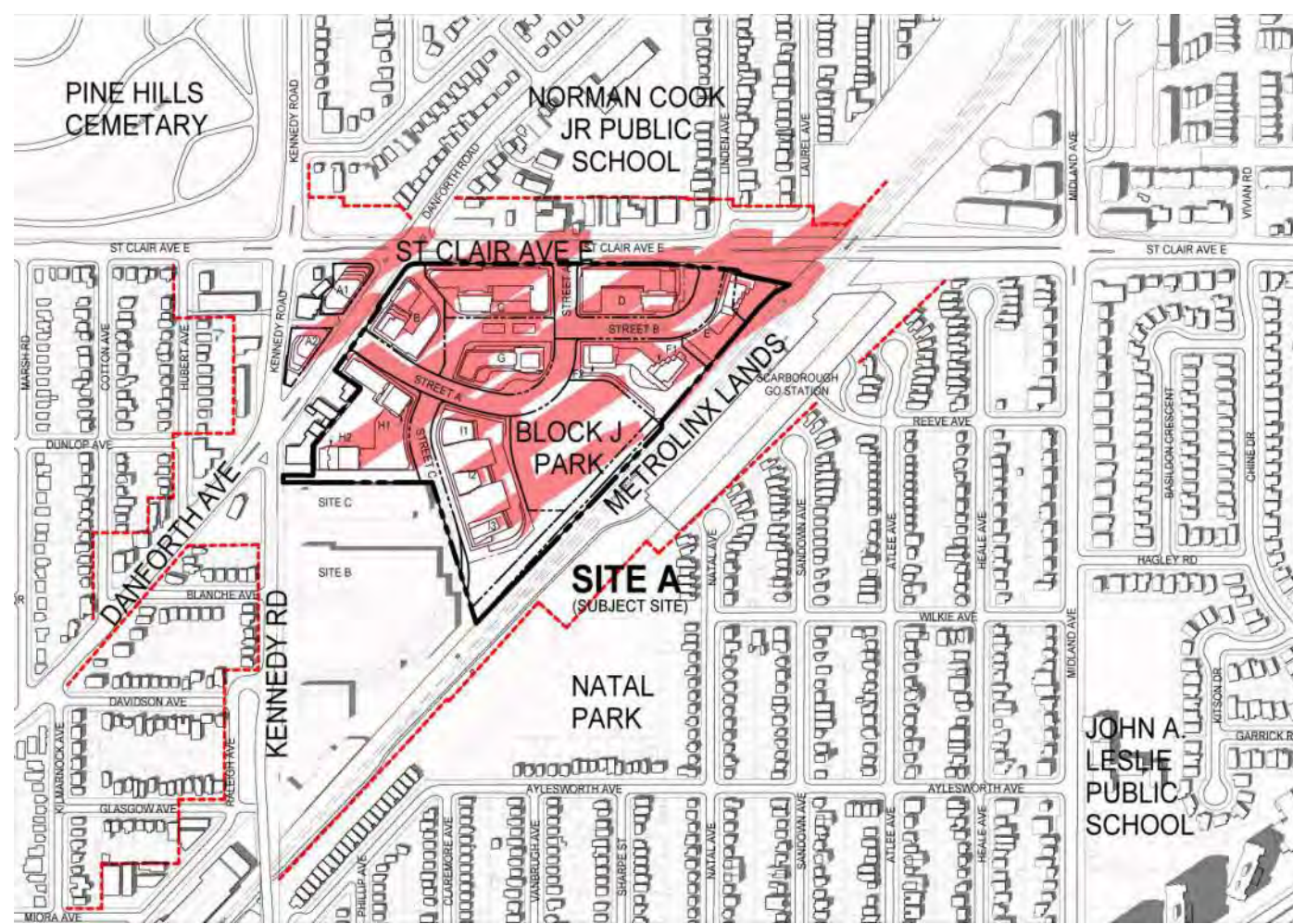
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CONSTRUCTION**



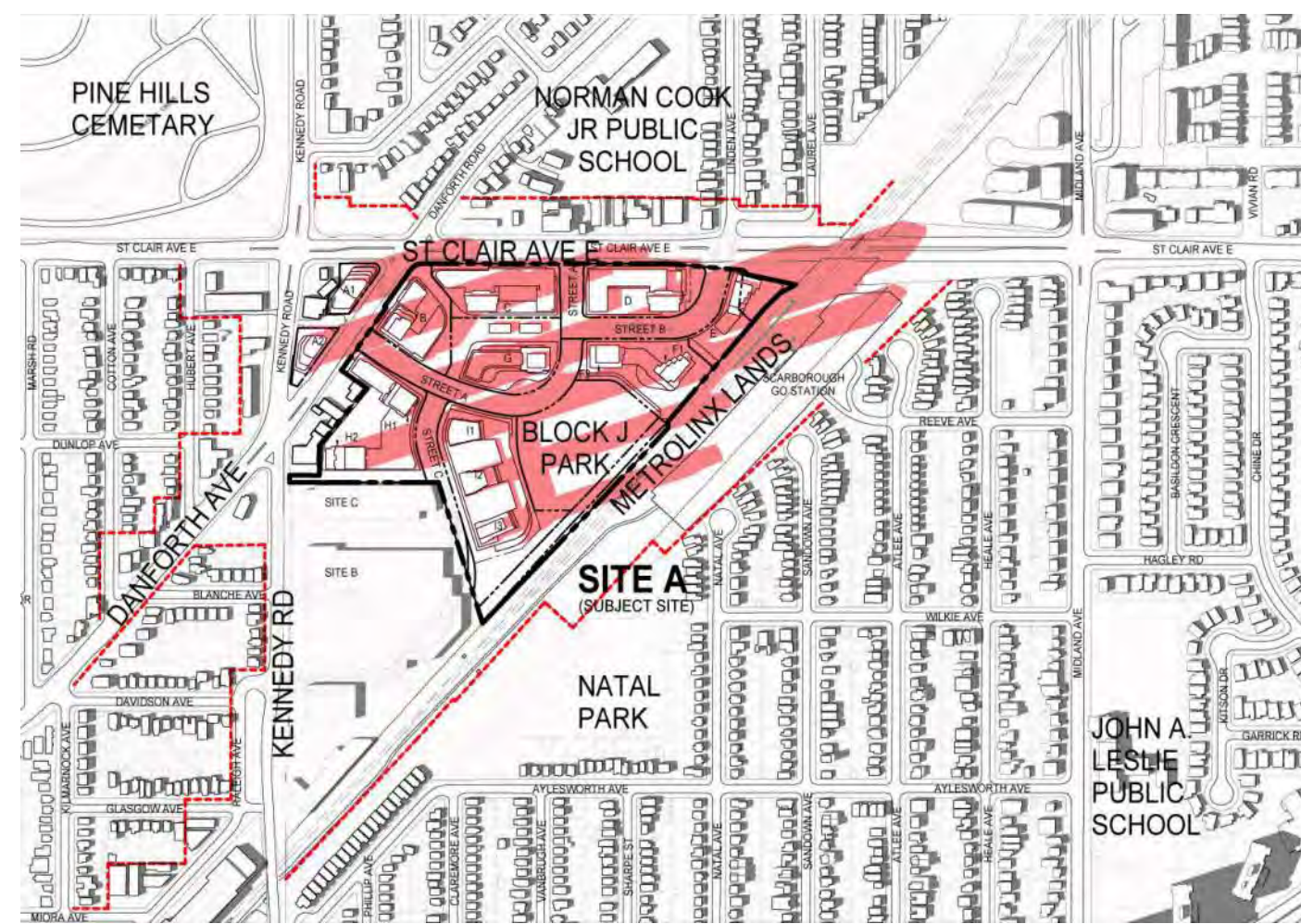
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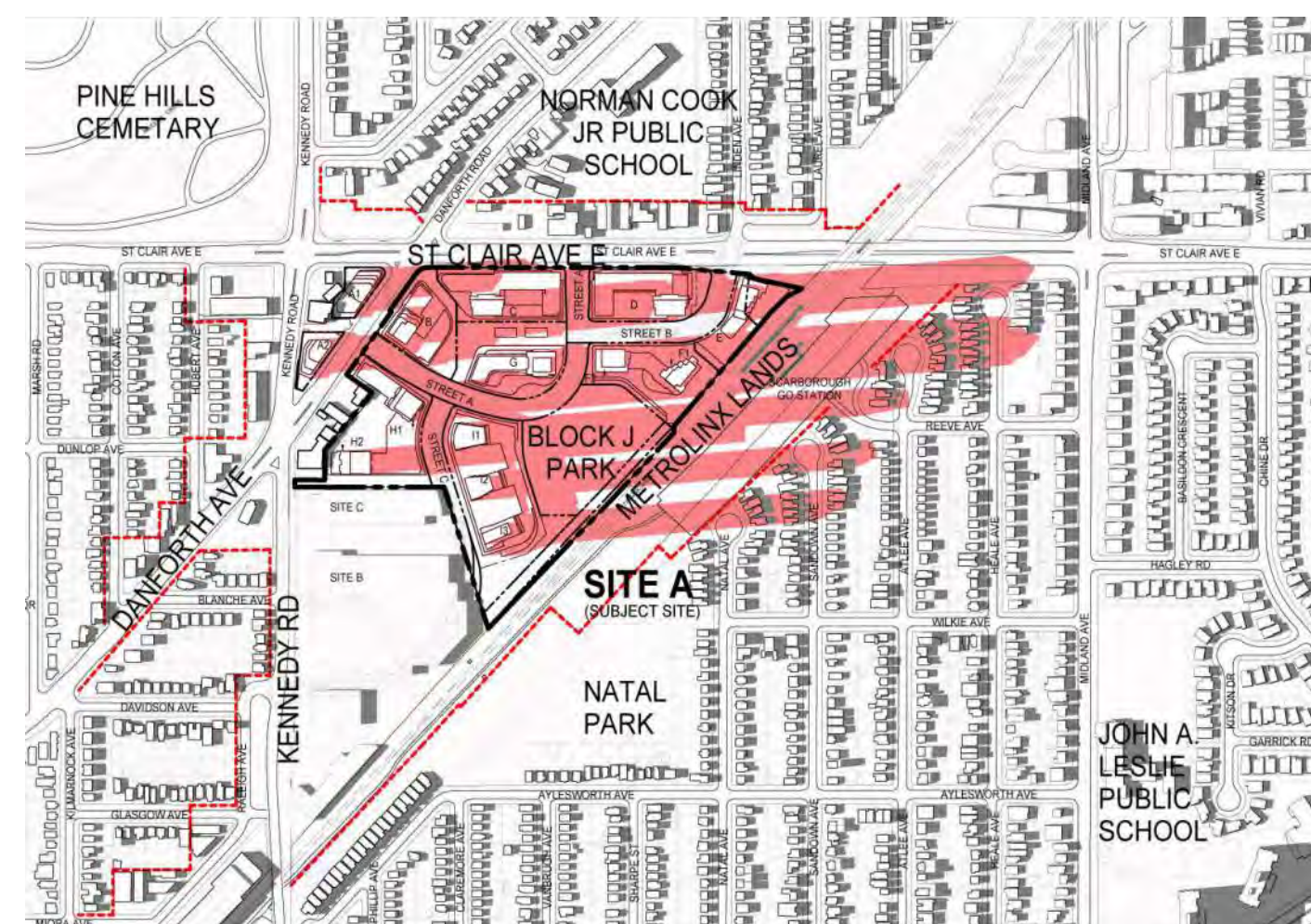


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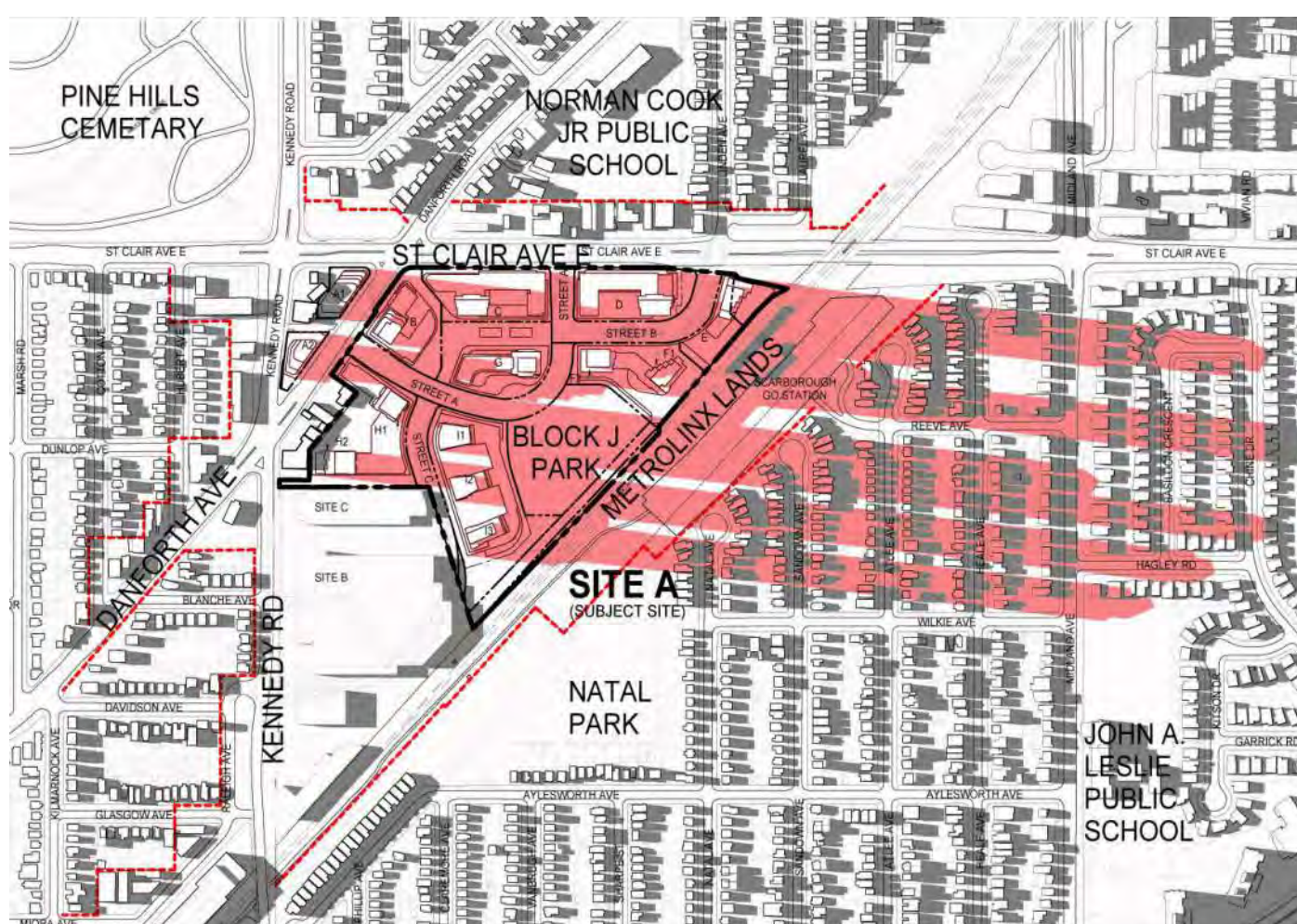


March / September 21st, 16:18

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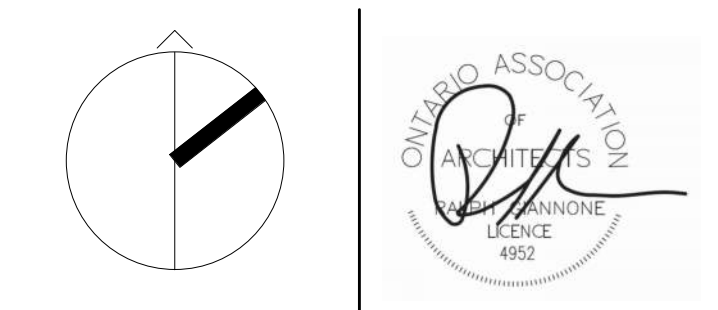
March / September 21st, 17:18



March / September 21st, 18:18

LEGEND

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**SHADOW STUDIES -
MARCH/SEPTEMBER 918 TO
1818**

DRAWN BY:	Author
CHECKED BY:	BH
PROJECT START DATE:	08/06/20
PROJECT NO.:	19164
SHEET NUMBER	

SH - A9.03